

Unit 3, Southgate Trade Park, Whiteland Industrial Estate, Morecambe, LA3 3DA

**TO LET**



## TO LET

Use - Industrial, Retail

Size - 9,041 Sq ft

Rent - On application

- Good Quality, Modern Retail/Trade Counter Unit
- Excellent location
- Immediate availability
- Established retail trade counter area



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01257 204900

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

## Unit 3, Southgate Trade Park, Whiteland Industrial Estate , Morecambe, LA3 3DA

### Location

Southgate Trade Park is situated on the established White Lund Industrial Estate, prominently sited adjacent to Lancaster Retail Park.

It sits alongside the A683 link road and benefits from excellent transport connectivity, with junction 4 of the M6 just over 4 miles away.

### Description

The property comprises a recently refurbished retail/trade counter premises extending to 9,041 sq.ft

It is of steel frame construction with steel profile cladding to the walls and roof which also incorporates translucent roof panels.

It benefits from a roller shutter door, extensive forecourt with parking, an eaves height of around 6 metres, solid concrete floor and amenity facilities.

### Accommodation

We have calculated the net internal area of the premises to be 9,041 sq.ft.

### Rental

On application

### Lease Terms

The property is available by way of a new lease for a minimum period of 5 years.

### Service Charge

A service charge is levied on occupiers within the development. Further details are available on request.

### Building Insurance

The landlord is to insure the building and charge the premium to the tenant. Further details are available on request.

### Rating

The property has a ratable value of £36,250 with rates payable in the region of £18,000

### Legal Costs

Each party to be responsible for their own legal costs.

### VAT

VAT is applicable to figures quoted within the3se particulars.

### Services

It is understood that all mains services are connected to the property.

### EPC

Further details on request

### Viewing

Strictly via sole agent Taylor Weaver

Neil Weaver MRICS

Tel: 01257 204 900

