



**TO LET**

**24,650 Sq Ft Warehouse / Industrial Unit**

Unit 2a, Gateway, White Lund Industrial Estate, Morecambe,  
LA3 3DA



Sanderson  
Weatherall



## Summary

- Single storey industrial unit incorporating first floor offices.
- Recently Refurbished
- Popular business location with excellent transport connections
- Extends to 2,290 Sq M (24,650 Sq Ft)
- Benefits from CCTV security
- Available to let for a term of years to be agreed
- Asking rent of £147,900 per annum.



## Description

Gateway, previously a regional distribution depot, has been subdivided into six units. Unit 2a provides a total of 24,650 sq ft of industrial and warehouse space, featuring the following specifications:

- loading doors to 2 elevations
- Tailgate loading
- Steel portal frame construction
- Solid concrete flooring
- Eaves height of 6.5m
- Ample vehicle circulation and dedicated parking areas
- CCTV security
- A prime business location with excellent transport connectivity
- LED Lighting

## EPC

A full copy of the EPC is available upon request.

## Location

Southgate Trade Park is located within the well-established White Lund Industrial Estate, prominently positioned next to Lancaster Retail Park. This industrial estate is one of the key industrial zones in the district, situated between Lancaster and Morecambe. The site is conveniently adjacent to the A683 link road, providing excellent transportation access, with junction 34 of the M6 just over four miles away, as well as easy access to the new Lancaster City Centre. Southgate Trade Park features a variety of trade counter users, including Euro Car Parts. Additionally, the close proximity to the retail park means there are plenty of local amenities available.



## Lease Terms

A new fully repairing and insuring lease for a term of years to be agreed.

## Rent

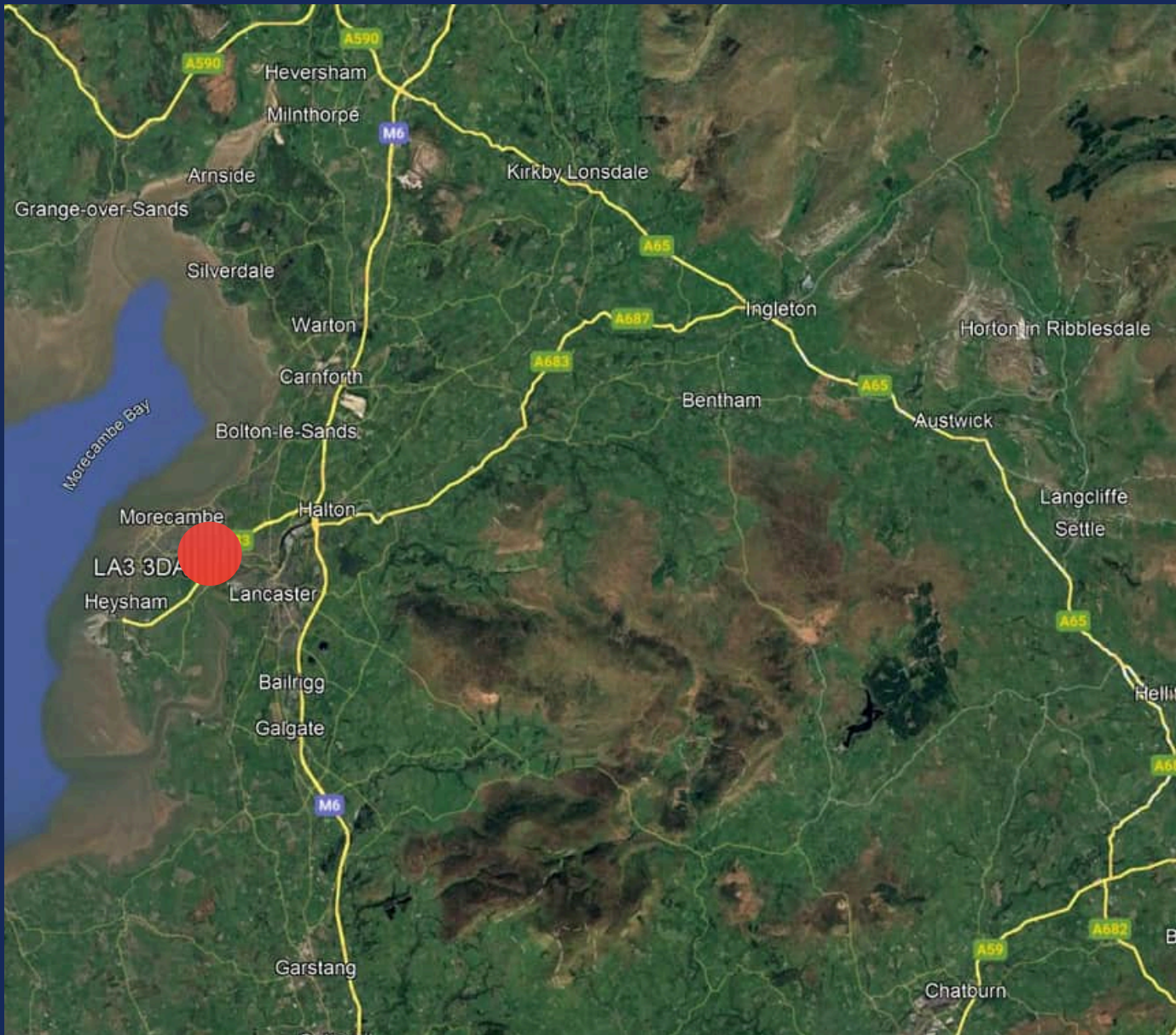
£147,900 per annum exclusive of service charge, insurance, utilities, business rates, VAT and other outgoings.

## Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



# Viewings

Viewing strictly by appointment only with the agent.  
For further information please contact:-

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