

TO LET
Industrial
31,390 Sq Ft



UNITS 11-13B LUNE BUSINESS PARK, NEW QUAY ROAD, LANCASTER, LA1 5QP

- TO LET
- Former workshop and open plan warehouse unit.
- 31,390 Sq.ft.
- Available immediately.



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Location

Lune Business Park is located 1 mile from the centre of Lancaster on New Quay Road adjacent to the river Lune.

Junctions 33 and 34 of the M6 motorway are a short drive away, along with Lancaster train station and also the shipping port of Heysham.

Description

Lune Business Park is a major 23 acre development by Hurstwood Holdings which comprises a mix of industrial and retail properties.

Units 11-13B are towards the back of Lune Business Park in the older section of the estate. The units are constructed as 4 individual units which have previously been used for storage and engineering.

The units benefit from an internal eaves height of 6 metres and would be suitable for various industrial uses. Access through into the units is via electronically operated roller shutter doors x 4 and all of the units are linked internally to create open plan workshop accommodation.

The units benefit from concrete floors throughout with blockwork walls and a double skin insulated roof, incorporating translucent roof panels.

Accommodation

We have measured the property on a gross internal area to be 31,390 sq.ft (2,916 sq. metres). Further details on request.

Tenure

Leasehold.

Lease Terms

The property is available to lease by way of a new FRI lease for a term of years to be agreed.

Legal Costs

Each party is to be responsible for their own legal costs.

Services

All mains services including a 3 phase electricity supply will be connected to the property.

EPC

An EPC is available on request.

Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers/tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser/tenant.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

Additional Information

Rent

£135,000 Per Annum

Viewing

Strictly via sole agent Taylor Weaver
James Taylor
Director
Tel: 01254 699 030

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