

# Modern Warehouse Units To Let

Unit 7 & Unit B3 Thetis Road, Lune Industrial Estate, Lancaster LA1 5QP

Edwin  
Thompson



## Unit 7 & Unit B3 Thetis Road, Lune Industrial Estate, Lancaster LA1 5QP

Two modern warehouse/light industrial units with ground and first floor offices, mezzanine, private parking, loading and storage yards.

Lancaster's Main Commercial Estate with excellent proximity to Junction 34 of the M6 motorway and A66 Road Networks.

Neighbouring occupiers include Howdens, HotBox CrossFit Lancaster, Lancaster Wall, Neal Jones Furniture Showroom, Your Health Store and Lancaster Roofing Solutions.

Opportunity for a variety of uses including, trade counter, workshop, or general industrial.

Unit 7 – 2,060 sq ft / £18,000 per annum exclusive

Unit B3 – 2,109 sq ft / £17,000 per annum exclusive

Whole – 4,169 sq ft / £35,000 per annum exclusive

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## LOCATION

The subject units are located on Thetis Road at the western side of Lune Industrial Estate and on the north-western outskirts of Lancaster, Lancashire in the Northwest of England.

The estate is Lancaster's prime commercial location and houses a variety of uses that include builders' merchants, engineering and fabrication businesses, vehicle service operators, storage and distribution users, within a variety of refurbished and new-build industrial accommodation alongside more dated industrial stock to the south.

Lancaster is an attractive and affluent city situated in the northwest of England. It is well located being on Junction 34 of the M6 and providing direct access to the north, the south.

Lancaster has a resident population of approximately 52,000 (2021 Census) and forms part of the wider Lancaster district, which has a population of over 140,000. The city is located in north-west England, with Kendal approximately 20 miles to the north, Preston around 25 miles to the south, and the Lake District National Park immediately to the north. Lancaster benefits from a mainline railway station on the West Coast Main Line, providing direct services north to Carlisle and Glasgow and south to Manchester and London Euston, with journey times to London of around 2 hours 30 minutes.

Lune Industrial Estate is situated to the north west of Lancaster, and is accessed via local distributor roads connecting directly to the A6 and the M6 at Junction 34 (Lancaster North). The estate benefits from excellent road connectivity, providing swift access to the national motorway network and the wider North West region. M6 Junction 34 serves as the primary access point, linking the estate with Morecambe, Lancaster city centre, and South Cumbria.

## DESCRIPTION

### Unit 7

Unit 7 provides a modern semi-detached steel portal framed warehouse and office premises, having part block/insulated profile clad elevations which are rendered and painted to half height externally, underneath an insulated pitched profile clad roof incorporating translucent roof lights.

Internally, the accommodation is arranged as an office, shower room, kitchen and warehouse at ground floor and a central staircase provides access to two offices at first floor.

### Ground Floor

Warehouse – accessed via a front electric roller shutter door and through the internal offices, providing concrete flooring, a mixture of exposed block, plaster and insulated profile clad walls, insulated profile clad roof with translucent roof lights, sodium fluorescent downlighting and WC.

Offices – a central pedestrian door opens into a modern office block benefitting from a mixture of carpeted and vinyl flooring, plaster painted walls and ceiling, LED strip lighting, UPVC double glazed windows and TV point with modern shower room and kitchen facilities.



### First Floor

**Offices** – two first floor offices offering similar modern specification accommodation.

Externally, the unit includes front tarmacadam parking and loading and is bound by steel palisade fencing to the side.

### Unit B3

Unit B3 provides a modern semi-detached steel portal framed warehouse, having part block/insulated profile clad elevations which are rendered and painted to half height externally, underneath an insulated pitched profile clad roof incorporating translucent roof lights.

Internally, the accommodation is arranged as an open plan warehouse with separate meeting room/office and WC at ground floor and mezzanine level offices and kitchen.

### Ground Floor

**Warehouse** – accessed via two front electric roller shutter doors providing concrete flooring, a mixture of exposed block, plaster and insulated profile clad walls, insulated profile clad roof with translucent roof lights, sodium fluorescent downlighting, a meeting room/office and WC.

### Mezzanine

**Offices** – vinyl flooring, a mixture of painted block and plaster painted walls, insulated profile clad roof, translucent roof lights, kitchen facilities and steel security railing.

Externally, there is a tarmacadam loading yard and parking area secured by steel palisade fencing and palisade gate entrance.



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### ACCOMMODATION

The premises provide the following approximate gross internal measurements:

#### Unit 7

Ground Floor	149.80m <sup>2</sup>	(1,612 sq ft)
First Floor	41.62m <sup>2</sup>	(448 sq ft)
<b>Total approximate Gross Internal Areas</b>	<b>191.42m<sup>2</sup></b>	<b>(2,060 sq ft)</b>
Site Area	0.04 Hectares	0.10 Acres

#### Unit B3

Ground Floor	149.80m <sup>2</sup>	(1,612 sq ft)
Mezzanine	46.14m <sup>2</sup>	(497 sq ft)
<b>Total approximate Gross Internal Areas</b>	<b>195.94m<sup>2</sup></b>	<b>(2,109 sq ft)</b>
Site Area	0.04 Hectares	0.10 Acres

**Total approximate Gross Internal Areas**      **387.36m<sup>2</sup>**      **(4,169 sq ft)**

**Total Site Area**      **0.08 Hectares**      **0.20 Acres**

### SERVICES

The properties are connected to mains electricity (three phase), water and the mains drainage/sewerage system.

Prospective occupiers should make their own enquiries as to the services available for future use.

### ENERGY PERFORMANCE CERTIFICATE

Unit 7 has an Energy Efficiency Rating of 48B, valid until 15 December 2032.

Unit B3 has an Energy Efficiency Rating of 50B, valid until 15 December 2032.

A copy of the certificate is available upon request.

### LEASE TERMS

The units are available individually or as a whole by way of a new Full Repairing & Insuring lease for a term to be agreed, at the following rentals:

Unit 7 – £18,000 per annum exclusive

Unit B3 – £17,000 per annum exclusive

Whole – £35,000 per annum exclusive

### RATEABLE VALUE

According to the Valuation Office Agency Website, it is understood that Unit 7 is assessed at a Rateable Value of £10,250 from 1 April 2026 and is described as warehouse and premises.

According to the Valuation Office Agency Website, it is understood that Unit B3 was assessed at a Rateable Value of £8,400 from 1 April 2023 and described as warehouse and premises. It appears that this unit has been removed from the Rateable Value list and will need to be re-assessed upon occupation.

Prospective tenants should check the exact rates payable with Lancaster City Council Tel: 01524 582000.

### LEGAL COSTS

Each party is to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT thereon.

### VAT

All figures quoted are exclusive of VAT where applicable.

### VIEWING

The units are available to view by prior appointment with the Windermere Office of Edwin Thompson LLP. Contact:

Joe Ellis – [j.ellis@edwin-thompson.co.uk](mailto:j.ellis@edwin-thompson.co.uk)

Amelia Todd – [a.todd@edwin-thompson.co.uk](mailto:a.todd@edwin-thompson.co.uk)

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5. These particulars were prepared in February 2026

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