

TO LET

Units 5-6 Lansil Business Park , Lansil Way, Lancaster, Lancashire, LA1 3TQ
8,679 Sq Ft



UNITS 5-6 LANSIL BUSINESS PARK , LANSIL WAY, LANCASTER, LANCASHIRE, LA1 3TQ

- To Let
- 8,679 Sq. ft
- Excellent motorway access.
- Close to Lancaster City centre.
- Available immediately.



UNITS 5-6 LANSIL BUSINESS PARK , LANSIL WAY, LANCASTER, LANCASHIRE, LA1 3TQ

Location

Lansil industrial estate is located on an established industrial location on Lansil Way which is less than 20 metres from A683 Caton Road. Caton Road leads directly to junction 34 of the M6 which is less than half a mile from the property, Lancaster City centre is also 1 mile from the properties.

Description

The property comprises an open-plan warehouse facility accessed via two roller shutter doors, with an internal eaves height of approximately 3.5 metres. The unit has previously been used as a launderette and is therefore presented in good, clean condition throughout.

The accommodation benefits from a full suspended ceiling incorporating modern LED lighting and is considered suitable for a variety of uses, subject to the necessary planning consents.

Externally, the property provides dedicated parking and loading areas.

Accommodation

The properties have been measured on a gross internal area basis to extend to 8,679 sq. ft.

Lease Terms

The units are available on short term leases with a maximum lease expiry date of December 2027.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

VAT is applicable to the figures quoted in these particulars.

Services

All mains services are connected to the property.

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

£39,000 Per Annum

Viewing

Strictly through agents
Taylor Weaver
(James Taylor)
01254 699030

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