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**TO
LET**



REFURBISHED INDUSTRIAL/WAREHOUSE UNIT WITH SECURE COMPOUND AND PARKING

620.1 m² (6,674 ft²)

**Unit 19
Vickers Way
White Lund Industrial
Estate
Morecambe
LA3 3EN**

- Established commercial location within White Lund Industrial Estate
- Excellent connectivity to Junction 34 of the M6 & Heysham Port
- New roof, cladding and roller shutter doors
- Clear span warehouse accommodation

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Location

The property is situated on Vickers Way within the established White Lund Industrial Estate, one of the principal commercial and industrial locations serving Morecambe and Lancaster.

White Lund lies approximately 2 miles south of Morecambe town centre and circa 3 miles west of Lancaster city centre, providing access to a range of local amenities. The area benefits from good connectivity, with the Bay Gateway (A683) located nearby, providing direct access to Junction 34 of the M6 motorway approximately 4 miles to the east. This in turn affords convenient links to the wider North West motorway network.

The location is also well positioned for access to the Port of Heysham, approximately 3 miles to the south west, which provides regular freight and passenger services to Ireland and the Isle of Man.

White Lund Industrial Estate is a well-established and popular commercial location, accommodating a range of national and regional occupiers across industrial, trade counter and distribution uses.

Description

The property comprises a refurbished industrial/warehouse unit of steel portal frame construction with blockwork infill and insulated metal clad elevations, beneath a pitched insulated roof incorporating translucent roof panels. The unit is accessed via two new electrically operated roller shutter doors together with separate personnel doors.

Internally, the premises provide open plan clear span warehouse accommodation with concrete flooring and LED strip lighting, together with partitioned office / canteen space and WC facilities.

Recent refurbishment works include a new roof, new cladding, new LED warehouse lighting, new roller shutter doors, new kitchenette facilities, new palisade gates, partial internal redecoration and a new heating system to the office / canteen area. Warranties are to be provided in respect of the new roof and cladding.

Externally, the property benefits from a secure compound, a loading yard and parking for approximately 15 vehicles.

Accommodation

We estimate the building extends to the following approximate gross internal areas:

	m ²	ft ²
Warehouse	505.85	5,455
Office/Canteen	57.11	614
Mezzanine	57.11	614
Total	620.07	6,674

Services

We understand that the premises benefit from mains electricity (3-phase), water, drainage and septic tank.

Rating Assessment

The premises have a Rateable Value of £34,500.

Interested parties are advised to make their own enquiries with Lancaster City Council (www.lancaster.gov.uk).

Planning

It is understood the premises benefit from an established use within Classes B2 & B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are recommended to make their own enquiries with Lancaster City Council.

Terms

The premises are available by way of a new Full Repairing and Insuring (FRI) lease for a term of years to be agreed.

Rental

£45,000 per annum, exclusive.

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon as an accurate representation.

Energy Performance Certificate

Unit 10 Vickers Industrial Estate Middleton Lane MORECAMBE LA3 2EN	Energy rating C	Valid until 16 April 2028
Certificate number 1726-1208-5163-8417-5313		

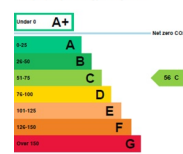
Property type	General Industrial and Special Industrial Groups
Total floor area	561 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

VAT

All figures quoted will be subject to VAT at the standard rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Enquiries

Via the sole agents:

Eckersley

Telephone: 01524 60524

Contact: Harry Holden

Email: lancaster@eckersleyproperty.co.uk