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1B Freightway  
White Lund Industrial  
Estate  
Morecambe  
LA3 3PB

**TO LET**

Excellent modern unit

Secure Yard

Mezzanine

**Price:**  
**£15,000per annum**

Trade Counter / Warehouse / Workshop



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1B Freightway. Southgate. White Lund Industrial Estate. Morecambe. LA3 3PB

**Price:** £15,000 per annum

#### Location

White Lund Industrial Estate forms part of the district's principal industrial areas located between Lancaster and Morecambe. The site sits alongside the A683 link road and benefits from excellent transport links with junction 34 of the M6 just over 4 miles away. The new M6 link road provides direct access avoiding Lancaster City Centre. The subject property is situated on Freightway, which is just off Southgate and occupiers in the immediate vicinity include Europcar, Speedy Hire, PM Tuning, Graham Builders Merchants, Stephenson's Food & Dairy, F Edmondson and Arnold Clark Vauxhall.

#### Description

The subject property comprises a modern single story (with mezzanine) warehouse / trade counter unit, of steel portal frame construction, with block work walls and profile steel sheet cladding beneath a pitched profile steel clad roof. Internally the property is being split and will incorporate WC/staff welfare facilities and has a secure compound immediately in front of the premises. The property benefits from a solid concrete floor, fluorescent strip lights and an eaves height of approximately 5.0 mtrs and a width of 3.9 mtrs.

#### Accommodation

The property offers the following accommodation: - Ground Floor - gross internal area 155.96 sq m (1678 sq ft) Mezzanine - 66 72 sq m (718 sq ft) Total = 222.68 sq m (2396 sq ft) Outside Yard to front 109 sq m (1200 sq ft)

#### Services

3 phase electricity – Gas – Water

#### Tenure

A new, 3 year fully repairing and insuring lease, or longer subject to 3 yearly rent reviews. The lease will be excluded from the security of tenure provisions of the Landlord & Tenant Act.

#### Rent

£15,000 per annum, exclusive of rates, payable monthly in advance by standing order.

#### Rates

To be re-assessed on split of the accommodation. However, we anticipate (based upon the existing assessment for a larger unit) that the rateable value will fall beneath the small business rate relief threshold.

#### Energy Performance Certificate

The property has an EPC asset rating of D 97

#### Legal Costs

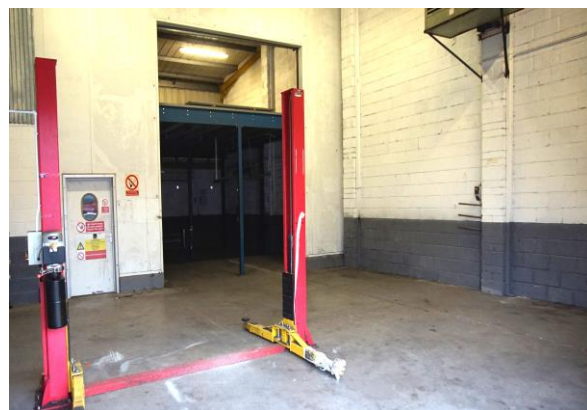
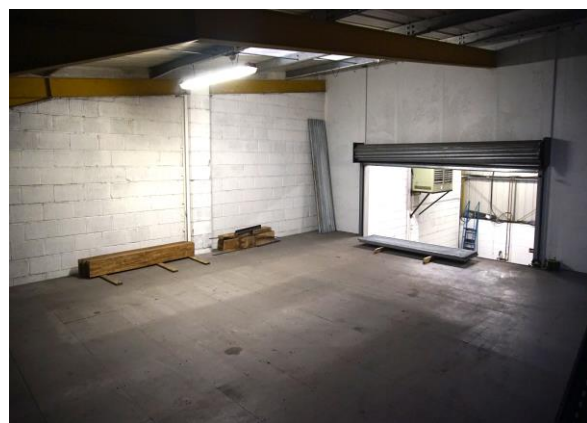
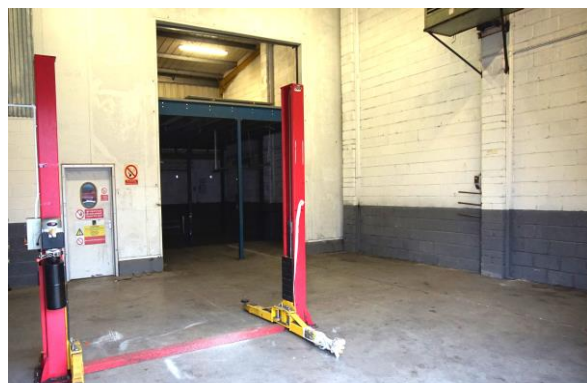
Each party to be responsible for their own legal fees.

#### VAT

All prices, rentals and outgoings are quoted exclusive of, but may be liable to VAT.

#### Viewing

Strictly by prior appointment with the sole agent, Fisher Wrathall.



#### Fisher Wrathall Commercial

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