

TO LET

SINGLE STOREY FACTORY/ WAREHOUSE PREMISES

232m_ (2,500 Sq Ft)

UNIT 2D
NORTHGATE
WHITE LUND INDUSTRIAL ESTATE
MORECAMBE

LOCATION

The premises are located within the established White Lund Industrial Estate, Morecambe. The estate benefits from good communications on the A589 allowing for access to Morecambe, Heysham and Lancaster City Centre and is 4 miles from Junction 34 of the M6 motorway.

White Lund Industrial Estate is Morecambe/Lancaster's premier industrial location. Other major occupiers within the Estate include Reebok and British Telecom, whilst adjoining occupiers include the Plumb Centre, City Electrical Factors and Ford Pye Motors Limited.

DESCRIPTION

Originally constructed as three individual units, the premises now form a single industrial unit with the benefits of secure compounds. The property is of steel portal frame construction with part brick, part metal clad elevations, situated beneath a pitched and insulated metal clad roof incorporating translucent glazing panels. Heating is provided by means of gas fired space heaters.

The unit has an eaves height of approximately 4.5m (15') and loading is provided by 3 manually operated steel concertina doors.

Externally there are secure compound areas located to the front.

ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice to have a gross internal area of 232m² (2,500 sq ft).

RATES

We are verbally informed by the Valuation Office Agency that the premises have a Rateable Value of £22,250.

The current Uniform Business Rate for 2004/05 is 45.6p in the £.

SERVICES

All mains services will be provided including water, gas, three phase electricity and mains drainage. (Ingoing tenants shall be responsible for the connection of all services).

TERMS

The premises are available on a new fully repairing and insuring lease for a minimum term of three years or multiples thereof.

RENTAL

£11,450 per annum exclusive.

VAT

VAT is payable on the rent at the prevailing rate.

LEGAL COSTS

The ingoing tenant is to be responsible for the landlords reasonable legal costs incurred in the transaction.

VIEWING

Please contact the retained agents Whittle Jones, telephone 01257 238666.

TO LET

NEW INDUSTRIAL UNIT

**UNIT 6B
OFF MIDDLEGATE
WHITE LUND INDUSTRIAL ESTATE
MORECAMBE**

5,000 Sq Ft / 464.5 Sq M

LOCATION

The unit is located on the established White Lund Industrial Estate having frontage onto Eastgate. White Lund Industrial Estate is Lancaster and Morecambe's premier industrial area, located approximately 3.5 miles from junction 34 of the M6.

DESCRIPTION

The units will provide quality workshop/warehouse accommodation built to a high specification. The unit will be of steel portal frame construction and is scheduled for completion in October 2004, to the following specification:

- An internal eaves height of 5.5m (18ft).
- Front Elevations to be of brick construction to a height of 2.1m (6'10) with vertical cladding.
- A main loading door measuring 4.6m (15'1) high and 2.75m (9') wide.
- Male/female toilet facilities.
- 3 phase electricity.
- Externally there will be parking facilities for 10 vehicles including one disabled.
- A large communal service yard.
- All main services will be connected including water, gas and single/three phase electricity and mains drainage.

ACCOMMODATION

The accommodation will comprise the following:

Internal Width - 15.5m / 50'10"
Depth - 30m / 98'5"
Gross Internal Area - 464.5 Sq M / 5,000 sq ft approx. (taken from floor plans and subject to re-measure)

LEASE TERMS

The unit is available on a three year effectively Full Repairing and Insuring Lease.

USE

The premises shall be used as an office and industrial unit within B1 and B8 of the Town & Country Planning Use Classes Order 1987.

SERVICE CHARGE

A service charge will be payable in respect of external repairs and maintenance of the common areas.

VAT

The landlord has chosen to charge VAT on the rent at the prevailing rate.

Legal Costs

The ingoing tenant will be responsible for the landlord's reasonable legal costs incurred in the preparation of the documentation.

Viewing

Via joint agents:-

Mr Marcus Walsh
Whittle Jones North West
Lynton House
Ackhurst Park
CHORLEY
PR7 1NY.
Tel. 01257 238666

Mr Richard Taylor
Peill & Company
19 Castle Hill
LANCASTER
LA1 1YN
Tel. 01524 841230