



LA3 3BT

# INDUSTRIAL

UNIT 6A, WHITE LUND INDUSTRIAL ESTATE, MORECAMBE



www.northerntrust.co.uk

# INDUSTRIAL



- Internal eaves height of 5.5m (18ft)
- Brick construction to height of 2.1 (6ft 10ins) with vertical cladding
- Main loading door measuring 4.6m (15ft 1in) high and 2.75m (9ft) wide
- Male and female toilet facilities
- Three phase electricity
- Car parking for 10 vehicles including one disabled
- Large communal service yard
- All mains service connected including water, gas, electricity and mains drainage
- Fenced secure yard



INDUSTRIAL

## INDUSTRIAL UNIT TO LET

SIZES FROM

**5,000 SQ FT**

464.5 SQ M

Over 200 locations throughout the Midlands and the North

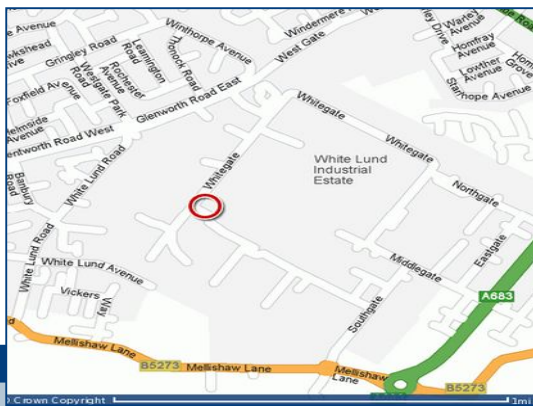


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## LOCATION

The unit is located on Middlegate part of the established White Lund Industrial Estate. The 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 unit provides quality workshop/warehouse accommodation built to a high specification. The unit is steel portal frame construction, to the following specification:-

- An internal eaves height of 5.5m (18')
- 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 2.75 (9') wide.
- Male and female toilet facilities
- Three phase electricity
- Externally there is parking for 10 vehicles including one disabled
- A large communal service yard
- All mains services are connected including water, gas and single/three phase electricity and main drainage

## TERMS

The unit is available on a three year effectively full repairing and insuring lease. A service charge will be payable in respect of external repairs and maintenance of the common areas.

## USE

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

## VIEWING

Please contact Joyce Westwell of Whittle Jones North West on 01257 238666 or Simon Adams of Peill and Company on 01524 841230 for an appointment.

## RATES

For information on Rateable Value or rates payable contact Lancaster City Council, Business Rates Department or alternatively you can obtain information from the Valuation Website which is [www.voa.gov.uk](http://www.voa.gov.uk).

## INDUSTRIAL

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