



LA1 3NX

INDUSTRIAL

LAKE ENTERPRISE PARK, LANCASTER



NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION

www.northerntrust.co.uk

INDUSTRIAL



- Reinforced concrete floor
- Steel portal frame
- Blockwork and metal profile clad elevations
- Manually operated up and over loading doors
- Three phase electricity supply
- Mains gas to estate
- Tarmacadam forecourt and car parking area
- Domestic plumbing to toilet areas
- Telephone entry ducts



INDUSTRIAL

WORKSHOP/INDUSTRIAL UNITS TO LET

SIZES FROM

527 - 2,496 SQ FT

49 - 232 SQ M

Over 200 locations throughout the Midlands and the North

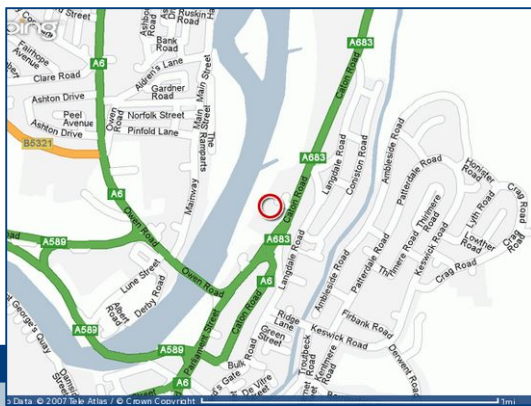


INDUSTRIAL

LAKE ENTERPRISE PARK, LANCASTER

LOCATION

The premises are prominently located on the A683, Caton Road, which gives direct access to junction 34 of the M6 motorway approximately 1 mile away.



DESCRIPTION

The estate comprises 32 single storey workshop/industrial units in 5 blocks. The units could be combined to provide larger accommodation.

The units are designed with small businesses in mind and allow maximum utilisation of workspace. Each unit has an integral toilet block, personnel door and up and over loading doors.

TERMS

- Initial three year term
- A range of flexible leasing options are available
- Rent payable monthly in advance and subject to fixed annual increase
- Rents quoted are to include costs for external and structural repairs and building insurance
- No solicitors required
- Further details on request
- Subject to contract

RENTAL

A rental deposit will be collected by the Landlord. The deposit will be refunded on vacation of the premises, providing all terms of the agreement have been adhered to and all rents are paid in full at the time of vacation. An initial tenancy administration fee is payable.

VIEWING

Please contact Whittle Jones North West on 01257 238666 or email northwest@whittlejones.co.uk.

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 www.voa.gov.uk.

INDUSTRIAL

MISREPRESENTATION ACT: Whittle Jones on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) these particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimension, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessors shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by Whittle Jones has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Whittle Jones. Designed and produced by CW Digital tel 01282 858200.

June 2011.

Whittle Jones - North West
Lynton House, Ackhurst Park, Foxhole Road, Chorley PR7 1NY
t +44 (0)1257 238666 f +44 (0)1257 238667

