



**NORTHERN TRUST**  
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# TO LET

## LAKE ENTERPRISE PARK

CATON ROAD | LANCASTER | LA1 3NX

## INDUSTRIAL UNITS

527 - 2,497 SQ FT (48 - 231 SQ M)

### KEY FEATURES

- Excellent Transport Links
- Ample Car Parking
- Three Phase Electricity (TBC)
- Established Location
- Good Local Amenities
- Junction 34 Of the M6 Motorway Only 1 Mile Away



## CONTACT US:

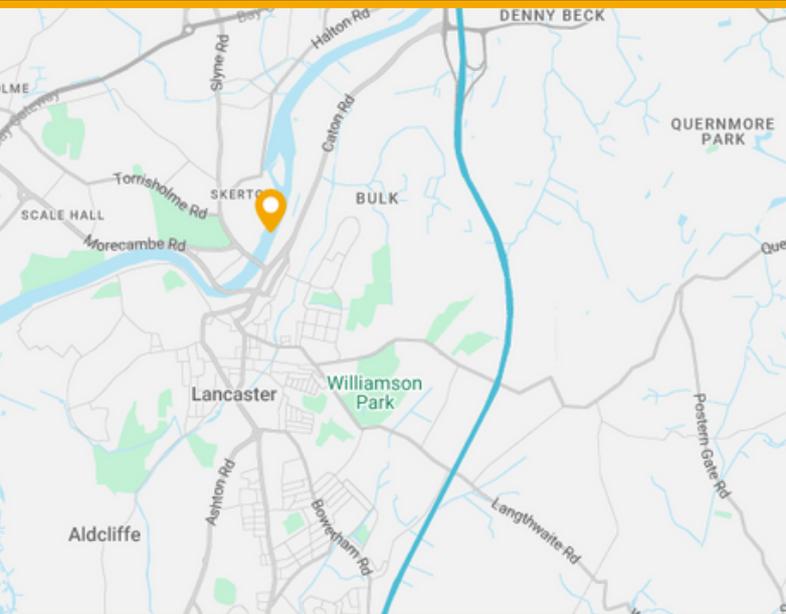
 01257 238666

 [www.ntproperties.co.uk](http://www.ntproperties.co.uk)

 [northwest@northerntrust.co.uk](mailto:northwest@northerntrust.co.uk)

# LAKE ENTERPRISE PARK

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## LOCATION

Lake Enterprise Park is prominently situated on the A683, Caton Road in Lancaster. Lancaster is the county town of Lancashire and is situated on the River Lune and Lancaster Canal. Morecambe Bay is situated approximately 3 miles away.

The estate benefits from excellent transport links with direct access to Junction 34 of the M6 motorway 1 mile away. The A6 passes through the city leading southwards to Preston, Chorley and Manchester and northwards to Carnforth, Kendal, Penrith and Carlisle.

Lancaster is served by the West Coast Main Line which runs through Lancaster railway station. There are also excellent local amenities with Kingsway Retail Park only a 6 minute walk away offering an array of shopping outlets and eateries.

## MODERN INDUSTRIAL UNITS

527 - 2,497 SQ FT

## DESCRIPTION

Lake Enterprise Park is a well-established industrial and trade counter estate, comprising 31 versatile units arranged across five blocks. The estate offers a total of 36,870 sq ft of high-quality accommodation, ideal for a wide range of industrial, trade, and light manufacturing uses.

Constructed to modern specifications, the units are built with a steel portal frame, reinforced concrete floors, and a combination of blockwork and metal profile clad elevations, providing durability and low maintenance. Externally, the estate features a tarmac-surfaced forecourt with ample on-site parking for delivery vehicles.

## KEY FEATURES

- Manually operated up and over loading doors.
- Ample car parking and circulation space for deliveries and operations.
- Three phase electricity supply (TBC).
- Kingsway retail park only 6 minutes walk away.
- Junction 34 of the M6 motorway only 1 mile away.



## EPC

The EPC ratings on the units range up to A22. A copy of the individual EPC certificates are available upon request.

## TERMS

There are a range of flexible leasing options available. For further details please contact us.

## VIEWING & FURTHER INFO

For further information or to arrange a viewing, please contact Northern Trust.



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