



TO LET

LAKE ENTERPRISE PARK

LADIES WALK, CATON ROAD, LANCASTER, LA1 3NX



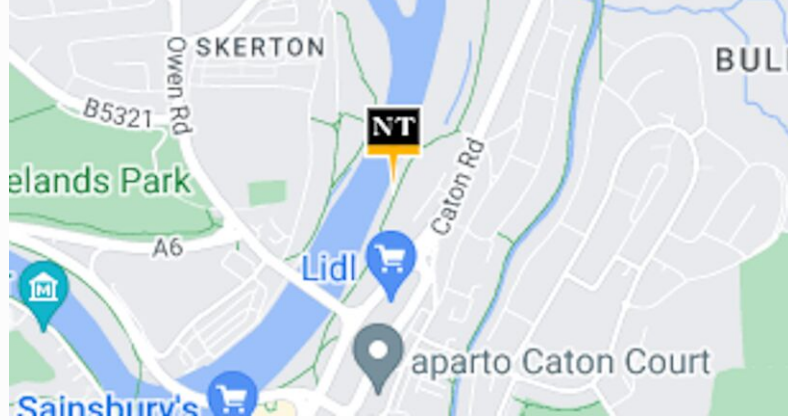
- **HIGH QUALITY WORKSHOP/INDUSTRIAL UNITS**
- **EXCELLENT TRANSPORT LINKS**
- **GOOD LOCAL AMENITIES**
- **AMPLE CAR PARKING**
- **THREE PHASE ELECTRICITY**
- **MANUAL OPERATED UP AND OVER LOADING DOORS**

WORKSHOP / INDUSTRIAL UNITS
527-2,497 SQ FT (48-231 SQ M)



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TRAVEL DISTANCE

	Miles	Mins	Transport
Lancaster	1	7	Car
Preston	24.4	35	Car
Lancaster Railway Station	1	22	Walk
Kingsway Retail Park	0.3	5	Walk

Source: theAA.com

Lake Enterprise Park

Ladies Walk, Caton Road, Lancaster



DESCRIPTION

Lake Enterprise Park totals 33 workshop / industrial and trade counter style units with sizes ranging from 527 sq ft up to 2,497 sq ft. The units are split into 5 blocks and total 36,870 sq ft. The units are constructed of steel portal frame with reinforced concrete floor and blockwork and metal profile clad elevations. The units benefit from manually operated up and over loading doors and have ample car parking with a tarmac forecourt.

SPECIFICATION

- High quality workshop / industrial units
- Manually operated up and over loading doors
- Excellent transport links and good amenities
- Ample car parking
- Three phase electricity supply
- Mains gas to estate
- Telephone entry ducts

EPC

The EPC ratings on the available units range from A22. Copies of individual EPC's are available on request.

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 the 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 amenities with Kingsway Retail Park only a 6 minutewalk away, offering an array of shopping outlets and eateries.

TERMS

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



Lynton House • Ackhurst Business Park • Foxhole Road • Chorley • PR7 1NY

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