



TO LET

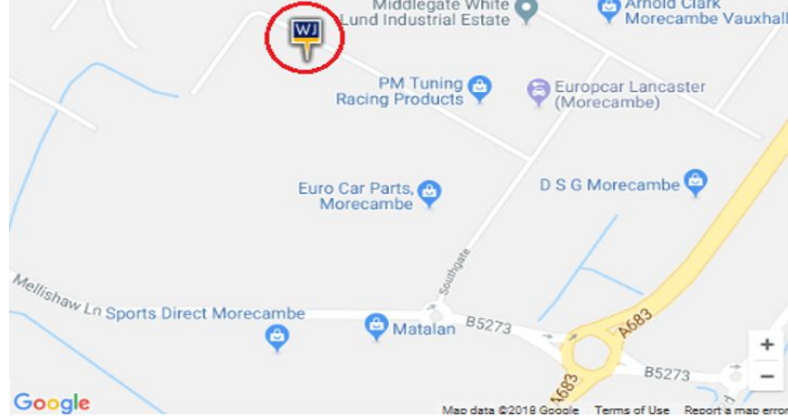
SOUTHGATE TRADE PARK

**WHITE LUND INDUSTRIAL ESTATE, MORECAMBE, LA3
3DA**



- Three Phase Electricity
- Monitored CCTV Coverage
- Secure Perimeter Fencing
- Close to the NEW M6 Link Road
- Large Forecourt/Service Area

TRADE COUNTER/INDUSTRIAL UNITS
6,286-24,914 SQ FT (583-2314 SQ M)



TRAVEL DISTANCE

Location	Miles	Mins	Mode
Morecambe	3.1	10	Drive
Morecambe Train Station	2.3	44	Walk
Preston via M6	26.9	42	Drive
McDonalds	1.1	4	Drive
Asda Lancaster Superstore	0.8	17	Walk

Source: theAA.com

SOUTHGATE TRADE PARK

WHITE LUND INDUSTRIAL ESTATE, MORECAMBE, LANCASTER



DESCRIPTION

Southgate Trade Park provides over 80,000 sq ft of high quality trade counter, industrial and warehouse accommodation in a range of unit sizes from 6,286 sq ft up to 24,914 sq ft.

The block of 6 units have recently undergone an extensive refurbishment programme and benefit from roller shutter loading doors and extensive forecourt / circulation space. The estate offers a secure working environment with perimeter fencing and monitored CCTV, with landscaped surroundings.

SPECIFICATION

- Adjacent A683 link road & Lancaster City Retail Park
- Close to New M6 Link Road
- Large forecourt / service area
- Ample car parking provision
- Roller shutter loading doors
- 3 Phase electricity
- Secure perimeter fencing
- Monitored CCTV coverage

EPC

The EPC ratings on the available units range from C64 - D93. Copies of individual EPC's are available on request.

LOCATION

Southgate Trade Park is situated on the established White Lund Industrial Estate prominently sited adjacent to Lancaster Retail Park. White Lund Industrial Estate forms part of the district's principal industrial areas, located between Lancaster and Morecambe. The site sits alongside the A683 link road and benefits from excellent transport links with junction 34 of the M6 just over 4 miles away, the new M6 link road will provide direct access avoiding Lancaster City Centre. Southgate Trade Park offers a mix of trade counter users including Euro Car Parts. With the Retail Park in close proximity the site offers good local amenities.

TERMS

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

VIEWING / FURTHER INFO

For further details and current availability or to arrange a viewing please contact us on 01257 238666.



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