

TAYLOR WEAVER

CHARTERED SURVEYORS

Lake Enterprise Park, Lancaster, Lancashire LA1 3NX



TO LET

Units From 527 sq.ft to 2,496 sq.ft

- *Easy access to Junction 34 M6 motorway*
- *Flexible lease terms*
- *Trade counter potential*

Location

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

Description

Lake Enterprise Park comprises 32 single storey workshop/industrial units in 5 blocks. There is a possibility to combine the units to provide larger accommodation.

Each unit has its own roller shutter loading door, integral WC block, separate services and parking.

Accommodation

FULLY LET

Services

It is understood that all mains services are available to the units.

Rating

See attached schedule.

Subject to certain conditions, no business rates should be payable by the occupier on units where the rateable value is less than £15,000.

Lease Terms

Small units under 1,000 sq.ft are available by way of 3 year

tenancy agreements incorporating annual break clauses. Rents include service charge and building insurance

Units above 1,000 sq.ft are available by way of more traditional full repairing and insuring leases for a minimum period of 3 years.

Rents to be paid monthly in advance and exclusive of the costs of occupation, which include business and water rates, electricity and gas.

The rent is subject to VAT at the prevailing rate.

EPC

See attached schedule

Administration Fee

An administration fee of £150 plus VAT is charged in respect of a credit check and preparation of the agreement.

Deposit

Subject to status a minimum deposit of £1,000 is required in advance.

Rental

From £115 per week.

Viewing

Strictly through introductory agents

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(Neil Weaver)
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RICS

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