

Phase 2 Lune Business Park, New Quay Road, Lancaster, LA1 5QP

TO LET



TO LET

Use - Industrial

Size - 10,000 - 80,000 Sq ft

Rent - On application

- TO LET - Brand new industrial units
- From 10,000 sq ft to 50,000 sq ft
- Major new industrial workshop and warehouse units
- Design and build opportunities available
- Available Q3 2022



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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Location

Lune Business Park is located just one mile from the centre of Lancaster, on New Quay Road, adjacent to the River Lune.

Junctions 33 and 34 of the M6 motorway are just a short drive away, along with Lancaster Train Station and also the shipping port of Heysham.

Description

Lune Business Park is a major new 23 acre development by Hurstwood Holdings, which will comprise a mix of modern industrial units of steel portal frame with 5m to 8m eaves height, insulated profile steel cladding and electrically operated roller shutter doors.

This phase of units will range in size from 10,000 sq.ft up to 50,000 sq.ft with design and build opportunities available, subject to timings.

All units will benefit from allocated car parking and either shared or private gated yard space, making the units suitable for various different uses.

Accommodation

The units will range from 10,000 sq.ft up to 50,000 sq.ft. Please see attached site plan and accommodation schedule.

Tenure

Leasehold

Rental

On application

Lease Terms

The units are available to lease on new FRI leases for a term to be agreed

Service Charge

A service charge will be payable by occupiers to cover site maintenance. The landlord will insure the buildings and then charge this back to the tenants. Full details available on request.

Rating

Each unit will be assessed upon completion of the build. Full details are available on request.

Legal Costs

Each party to be responsible for their own legal costs

Services

All mains services, including 3 phase electricity supply, will be connected to the property.

Viewing

Strictly through agents

Taylor Waver

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