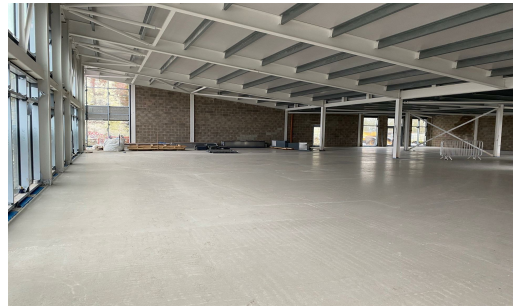


Retail / Office Units, Phase 1 Lune Business Park, New Quay Road, Lancaster, LA1 5QP

TO LET



TO LET

Use - Office, Retail, Leisure

Size - 1,635 - 9,255 Sq ft

Rent - From £15 per sq. ft.

- New Food, Retail, Leisure and Office Units
- Suitable for a variety of uses
- Available Q2 2024
- Units available to be reserved off plan
- Fronting 200,000 sq ft business park close to Lancaster city centre



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01257 204900

Email: info@taylorweaver.co.uk

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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 all of the city centre amenities.

Description

Lune Business Park is currently undergoing a large redevelopment to provide over 200,000 sq.ft of high quality industrial units at the rear of the site. As part of this expansion, plans include space suitable for office, retail or leisure uses.

The units will feature insulated steel clad walls with mono pitched roof and glazing to the front elevations. Full specification available on request.

Accommodation

The units will range from 1,635 sq.ft up to 9,255 sq.ft. The initial plans show a split as follows :

Unit 1	5,340 sq.ft
Unit 2	1,635 sq.ft
Unit 3	2,280 sq.ft

*At this stage the sizes of these units are indicative and can be altered to suit requirements

Tenure

Leasehold

Rental

From £15 per sq. ft.

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 levied on the estate to cover the costs of landscaping, gritting, external lighting, etc. Full details available on request.

Rating

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

Legal Costs

Each party to be responsible for their own legal costs

Services

All mains services will be connected to the property

Viewing

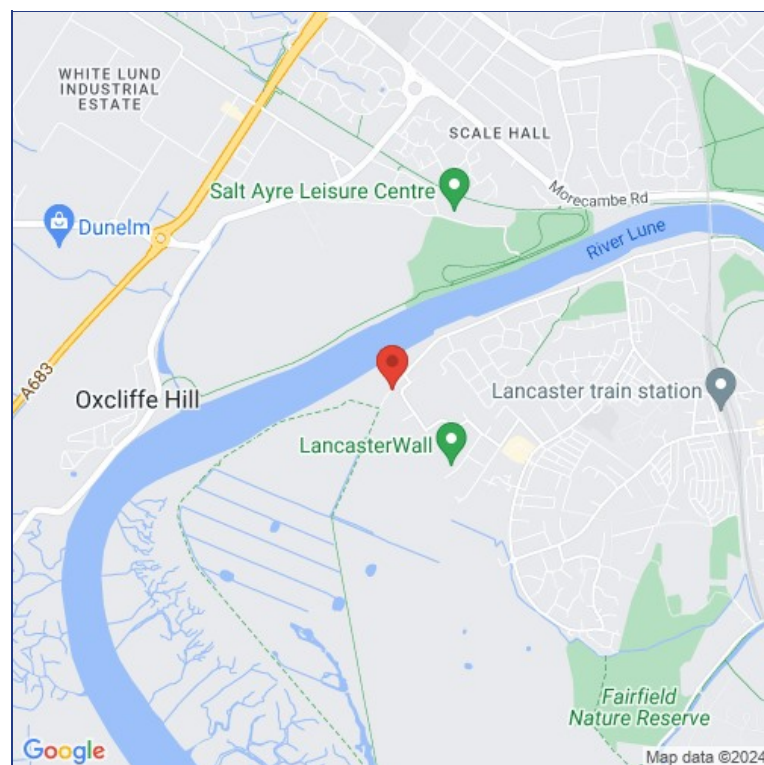
Through agents

Taylor Weaver

(James Taylor)

01254 699030

james@taylorweaver.co.uk



www.taylorweaver.co.uk

Telephone: 01257 204900



Email: info@taylorweaver.co.uk

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