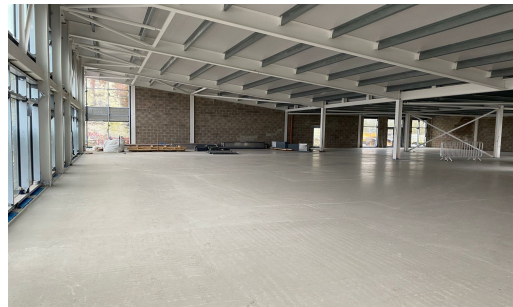


Retail / Office Units, Phase 1 Lune Business Park, New Quay Road, Lancaster, LA1 5QP



## 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](http://www.taylorweaver.co.uk)

Telephone: 01257 204900

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

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

### 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

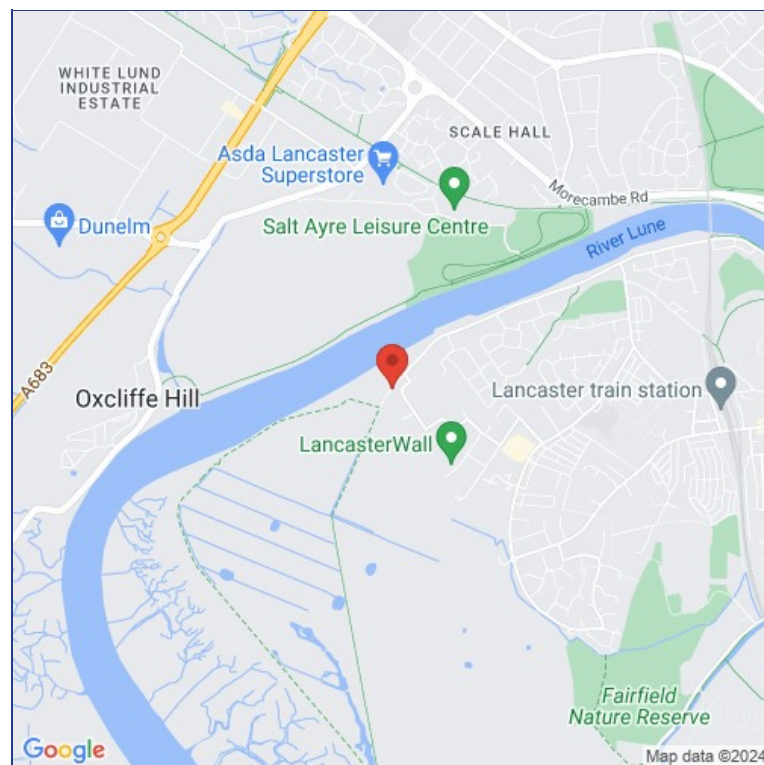
Through agents

Taylor Weaver

(James Taylor)

01254 699030

james@taylorweaver.co.uk



[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01257 204900



Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

Taylor Weaver is a trading name of Taylor Weaver Limited. Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU – Company Registration No. 04132040. MISREPRESENTATION ACT: Taylor Weaver (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Taylor Weaver cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Taylor Weaver (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices or rents quoted in these particulars may be subject to VAT in addition; (v) Taylor Weaver will not be liable in negligence or otherwise for any loss arising from the use of these particulars.