

Southgate, Whitelund Industrial Estate, Morecambe, Lancashire LA3 3PB



TO LET

Detached Trade Counter/Industrial Unit

16,979 sq.ft (including mezzanine of 3,679 sq.ft)

- Large site area
- Good access to motorway network
- Immediate availability

Location

Morecambe is located on the north coast of Lancashire approximately 5km (3 miles) to the west of Lancaster and approximately 8km (5 miles) from the nearest junction to the M6 via the recently constructed Lancaster North By-pass which in turn leads to the national motorway network.

Morecambe has a population of over 50,000 and a district population of 134,000. It is a well-known tourist town but with established Industrial, manufacturing and professional commercial sectors.

Whitelund Industrial Estate is the main industrial estate in Morecambe and is located just off the A683 which heading in an easterly direction leads directly to Lancaster and the M6 and heading in a southerly direction leads to Heysham Ferry Port Terminals.

Description

The property was originally constructed during the 1980's and comprises a detached warehouse of steel portal frame, with part brick and part profile steel cladding to elevations beneath a steel profile clad roof which incorporates roof lights.

Internally the property has been sub-divided to provide a showroom, trade counter and ancillary offices to the front with

warehouse space to the rear.

The specification of the warehouse is as follows:

- Sealed concrete floor
- Part block walls to elevations and steel profile cladding above
- 5.353 metre eaves height to the underside of the haunch rising to the central apex to a height of 7.979 metres
- One manually operated and one automatic roller shutter loading doors
- Mainly sodium bulb lighting
- 10% roof lights
- Secure yard, bounded by palisade fence

The specification of the office/showroom is as follows:

- Separate entrance to the trade counter and display areas
- Ladies and Gents WC facilities
- Kitchen
- Suspended ceiling with recessed Lighting
- Gas fired central heating with perimeter radiators
- Aluminium double glazed windows to the ancillary areas

The property has a site area of approximately 0.97 acres and comprises a good sized yard area and parking for approximately 30 cars positioned to the front of the site, at the corner of Southgate and Middlegate.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice, 6th edition and comprises the following gross internal floor areas:



TAYLOR WEAVER

CHARTERED SURVEYORS

Southgate, Whitelund Industrial Estate, Morecambe, Lancashire LA3 3PB

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Ground Floor	Trade Counter/Showroom	3,679 sq.ft
	Warehouse	9,621 sq.ft
Mezzanine	Storage	3,679 sq.ft
Total		16,979 sq.ft

Services

All main services are available to site

Rating

The property has a rateable value of £52,000 and therefore rates payable will be in the region of £26,000.

Lease Terms

The property is available by way of a new lease for a minimum period of 5 years on Full Repairing & Insuring Terms

EPC

An EPC is available on request

VAT

VAT is applicable to figures quoted in these particulars

Rental

On application

Availability

The property is available for immediate occupation.

Legal Costs

Each party responsible for their own legal costs.

Viewing

Through sole agents
Taylor Weaver Limited
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