



## Lansil Industrial Estate, Lancaster, LA1 3PQ

The property is well located in a strategic position only one mile from the M6.

Tenure	To Let
Available Size	1,266 to 1,451 sq ft / 117.62 to 134.80 sq m
Rent	£370 - £423 per month
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

### Key Points

- > Strategic Location

## Description

The units are predominantly of steel portal frame construction with brick elevations and pitched roofs with eaves heights of 4 – 14m. Externally the units have concrete loading and tarmacadam car parking areas with adequate circulation space for servicing and vehicle parking. The primary uses within the estate are trade counter, storage and distribution.

## Location

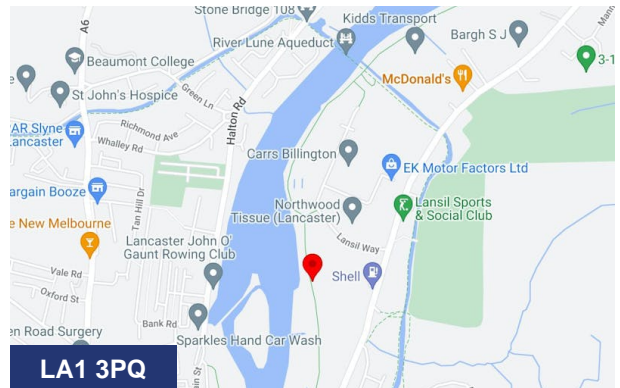
Lancaster is an important administrative city in the North West of England and the county town of Lancashire. As well as being home to the University of Lancaster and a major campus for the University of Cumbria, the city is also a major regional and commercial centre. The catchment for the City of Lancaster district is approximately 141,300 persons and the county has a population in excess of 1.18m. Carlisle is 68 miles (109 km) to the North, and Preston 22 miles (35 km) to the South.

Lancaster is well located in relation to other key cities including Manchester (55 miles) and Liverpool (57 miles). The city has good connectivity with access to the M6 Junction 34 (2.4 miles to the north east) and Junction 33 (4.5 miles to the south). The M6 provides easy access to the extensive nearby motorway network including the M55, M65, M60, M62 and M56.

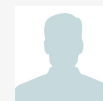
Lancaster is served by the West Coast Mainline with frequent connections between London Euston and the south coast running to Glasgow and Edinburgh, with quickest journey times to London 2 hours 31 minutes.

## Accommodation

Description	Size	Rent	Service charge
Unit 8A	1,266 sq ft	£370 /month	£95 /month
Unit 15	1,451 sq ft	£423 /month	On Application



## Viewing & Further Information



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