



## Lune Business Park, Lancaster, LA1 5QP

PHASE 1- FINAL UNITS REMAINING

Tenure	To Let
Available Size	1,143 sq ft / 106.19 sq m
Rent	£1,000 per month
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

### Key Points

- > Design & Build Opportunities available
- > Electric loading doors
- > Superb potential for logistics
- > Electric car charging points

## Description

Lune Business Park is a major new 23-acre development by Hurstwood Holdings providing an opportunity for tenants to expand or relocate at this established park in the busy city of Lancaster. This mixed-use scheme, totaling 200,000 sq ft of new industrial space comprising 65 units, will provide high quality and refurbished units ranging in size from 1,000 sq ft – 75,000 sq ft.

## Location

Lune Business Park is located just a mile from the centre of Lancaster on New Quay Road, adjacent to the river Lune. It is within a short drive of junctions 33 and 34 of the M6 motorway. The A6 passes through Lancaster city centre leading southwards to Preston, Chorley and Manchester and northwards to Carnforth, Kendal, Penrith and Carlisle. The A683 link road, opened in recent years, has further improved access in the area. Lancaster is served by the West Coast Main Line at Lancaster railway station.

## Accommodation

The accommodation comprises of the following:

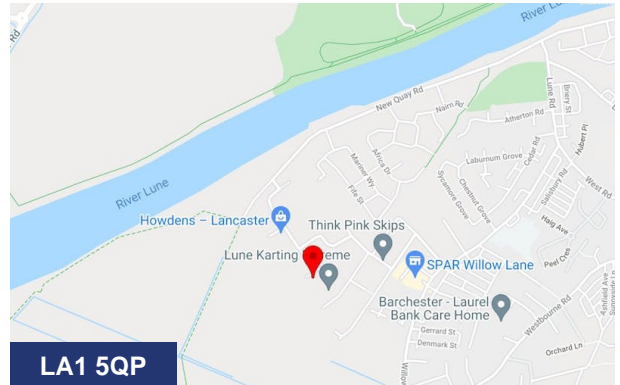
Description	sq ft	Rent	Availability
D6	1,143	£943 /month	Available
D9	1,143	£1,000 /month	Available
D10	1,143	£1,000 /month	Available

## Specification

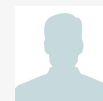
- Separate personal door
- Electric roller shutter door
- 3 phase electricity supply
- Designated car parking and yard areas
- Kitchen and WC facilities
- Mezzanine accommodation available on request
- Steel portal frame construction
- 5-8m eaves
- Insulated dual pitched roof
- Insulated grey cladding
- Solid concrete floor
- DDA compliant

## Terms

The units are available To Let on new FRI leases for a term to be agreed.



## Viewing & Further Information



Constantine Thanopoulos  
0161 220 1999 | 07718884764

[constantine.thanopoulos@hurstwoodholdings.com](mailto:constantine.thanopoulos@hurstwoodholdings.com)

