



## Former Keyline Depot, New Quay Road, Lancaster, LA1 5QS

### Secure and Surfaced Yard Area

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1 to 3 Acres / 0.40 to 1.21 Hectares
<b>Rent</b>	Rent on Application
<b>Rates Payable</b>	£31,232 per annum As of April 2023
<b>Rateable Value</b>	£61,000
<b>EPC Rating</b>	D (88)

#### Key Points

- Secure plot
- Surfaced site
- Suitable for a number of uses
- Flexible terms available

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## Summary

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<b>Rent</b>	Rent on Application
<b>Rates Payable</b>	£31,232 per annum As of April 2023
<b>Rateable Value</b>	£61,000
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (88)

## Location

The property is situated at the south western end of New Quay Road in the Luneside area of Lancaster and is within one mile of the city centre which is to the east. The location is an established industrial area with Lune Industrial Estate located adjacent to the site.

Junction 34 of the M6 is within 4 miles to the north of the site and Junction 33 being within 7 miles to the south. Access and communications to the area has been significantly improved following the opening of the new Morecambe link road (A683) from Junction 34

## Description

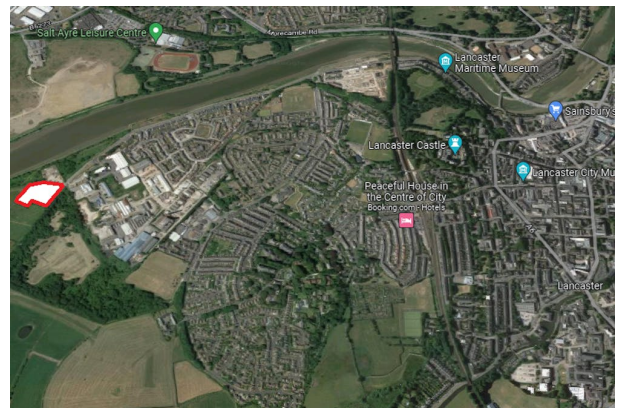
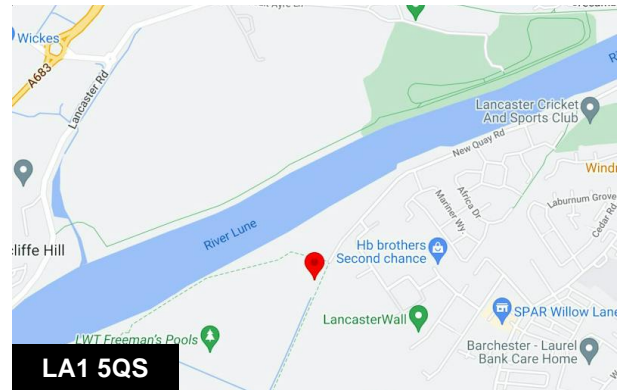
The property comprises a former builder's merchant's yard of approximately 3 acres that is being subdivided diagonally to form two self-contained compounds that are fully surfaced and secure with palisade fencing.

The site could be suitable for a number of uses including but not limited to:

- Open / external storage
- Vehicle storage
- Trailer parking
- Vehicle parking
- Container storage
- Yard area / secure compound

## Terms

The site is available by way of a new full repairing and insuring lease.

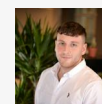


## Viewing & Further Information



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