



**FISHER
WRATHALL**
COMMERCIAL



Unit D2 Golf Drive, Morecambe, LA3 3FU

£4,958 Per Calendar Month

TO LET BY WAY OF AN AGREED ASSIGNMENT.

New light industrial unit to let in sought after location off Mellishaw Lane, ideally placed for access to the Bay Gateway and then the M6 at junction 34 to proceed North or South.

Currently partitioned into various rooms ready for research purposes, such partitions can be removed by and with the consent of the existing tenant. The existing tenant has made the premises suitable for their own use but the premises are not required yet for their business. Hence the willingness to assign the lease in the meantime for an agreed period.



Location

Mellishaw Business Park is situated off Mellishaw Lane on the edge of White Lund Industrial Estate near Wickes.

Newly built industrial units of varying sizes.

Description

New purpose built industrial unit in sought after location ideally placed for access to the Bay Gateway which leads onto the M6.

Substantial building with good parking and access.

Accommodation

Currently divided into various rooms at both ground and first floor levels with tall eaves height.

These partitions can be removed by the existing tenant if required to leave an open plan unit.

Overall Floor Area

Some 573 square metres or thereabouts.

Services

Mains electricity, water and drainage connected.

Rateable Value

Current Service Charge

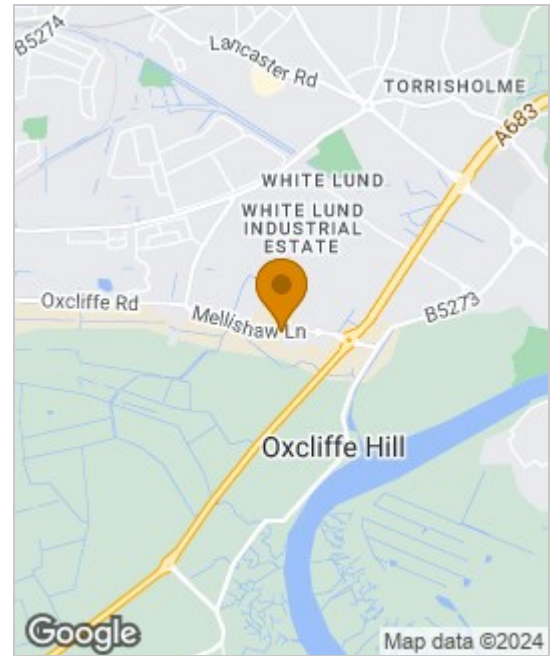
Current Service Charge in addition £4,151 per annum.

VAT

All figures quoted are exclusive of, but may be subject to, VAT at the prevailing rate.

Viewing Arrangements

Strictly by appointment with Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN. Please call 01524 69922 to arrange or email: info@fwcommercial.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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