



**FISHER  
WRATHALL**  
COMMERCIAL



## **Broadgate Garage Middleton Road, Morecambe, LA3 3JJ** **£1,250 Per Calendar Month**

TO LET - Brand new purpose built industrial unit recently completed situated to the rear of Broadgate Garage on Middleton Road.

Ideal for storage or say joiner's workshop. Some 1,300 square feet or thereabouts . Available to rent on a new lease with flexible terms.

Well insulated building. Ample parking in front. Early viewing strongly recommended.



## Location

The subject premises are situated behind Broadgate Garage on Middleton Road within short travelling distance of the Bay Gateway.

Convenient and popular location close to Heysham and Middleton Business Parks, between Morecambe and Middleton.

## Description

Brand new industrial unit recently completed, so purpose built, well insulated with tall roller shutter door and personnel door.

Kitchenette and Toilet.

Reserved parking in front.

## Accommodation

### Floor Area

43'3" x 30'1" (13.207 x 9.178)  
Giving an overall floor area of some 1,300 square feet or thereabouts.

### Services

Mains services connected.

### Parking

Reserved parking in front of the unit.

### Lease Terms

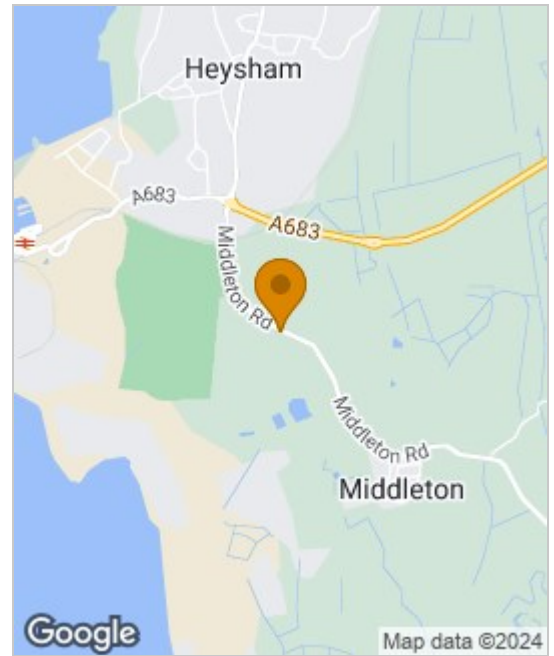
Ideally a new lease of 5 years on a fully repairing and insuring basis.

### VAT

The subject premises are elected for VAT so VAT will be payable on top of the rent.

### 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](mailto:info@fwcommercial.co.uk)



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

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