

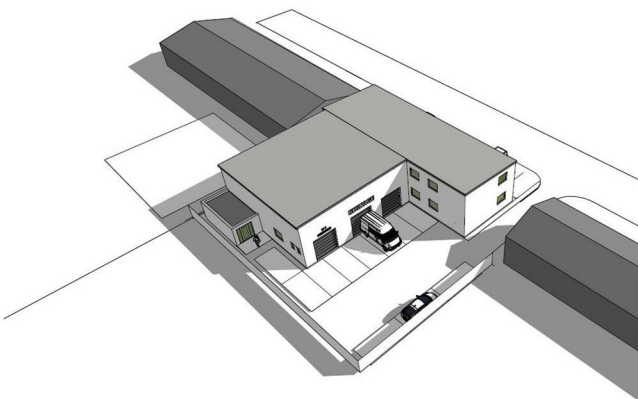


NORTHGATE, MORECAMBE

PROPOSED VIEW FROM SOUTH WEST

14A, 14B and 14C White Lund Industrial Estate, Morecambe, LA3 3AY

£11 076 (From) Per Annum



NORTHGATE, MORECAMBE

PROPOSED ARIEL VIEW

ORTHGATE, MORECAMBE

PROPOSED ARIEL VIEW

14A, 14B and 14C White Lund Industrial Estate, Morecambe, LA3 3AY

01524 737270



14A Northgate 174m² = 1,872 sqft

- Ground floor flexible space; suitable for use as an office, workshop, sales area, vehicle garage
- Two steel electric roller shutter doors, brand new (2.75 wide x 2.4m high) (2.57 wide x 2.4 high)
- Two pedestrian doors
- Staircase to first floor, suitable for office, storage etc.
- First floor benefits from natural lighting through windows
- New electrics throughout including lighting
- Ground floor WC and welfare sink
- Five off street parking spaces across the front of the unit, drop bollards installed for secure parking
- Solar panels which the landlord is responsible for but electric used by the unit at a reduced

14B Northgate 174m² = 1,872 sqft

- Ground floor flexible space; suitable for use as an office, workshop, sales area, vehicle garage
- Two steel electric roller shutter doors, brand new (2.5 wide x 2.4m high)
- One pedestrian door
- Staircase to first floor, suitable for office, storage etc.
- First floor benefits from natural lighting through windows
- New electrics throughout including lighting
- Ground floor WC and welfare sink
- Five off street parking spaces across the front of the unit, drop bollards installed for secure parking

14C Northgate 312m² = 3,358 sqft

- Ground floor flexible space; suitable for use as workshop, sales area, vehicle garage. Garage area suitable for ramps to full height of the building
- Three steel electric roller shutter doors, brand new (3m wide x 2.9m high)
- One pedestrian door, leads into a reception / office area room
- Ground floor WC
- First floor WC and welfare sink
- Staircase to first floor, suitable for office, storage etc.
- New electrics throughout including high bay lighting in workshop area
- Gated yard area for secure parking (c. 10 vehicles) and access to roller doors from yard

Services

Mains electric and water.

Rateable Value

Please enquire directly with Lancaster City or check my business rates online.

Lease Terms

Rented by way of Full Repair and Insuring Licence. Flexible terms available.

Property is not elected for VAT for prices below are exclusive of VAT.

- 14A Northgate
o £14,976 per annum

- 14B Northgate
o £14,976 per annum

- 14C Northgate
o £26,864 per annum

Usage

Suis Generis due to previous mixed usages. Suitable for a multiple range of usages as layout lends itself to several requirements. Please make own enquiries with Lancaster City Council.

Viewing

Viewings welcome, please contact property@fdl.co.uk or T: 01524 737270 to arrange.

Further images and details available upon request




Google

Map data ©2024



Google

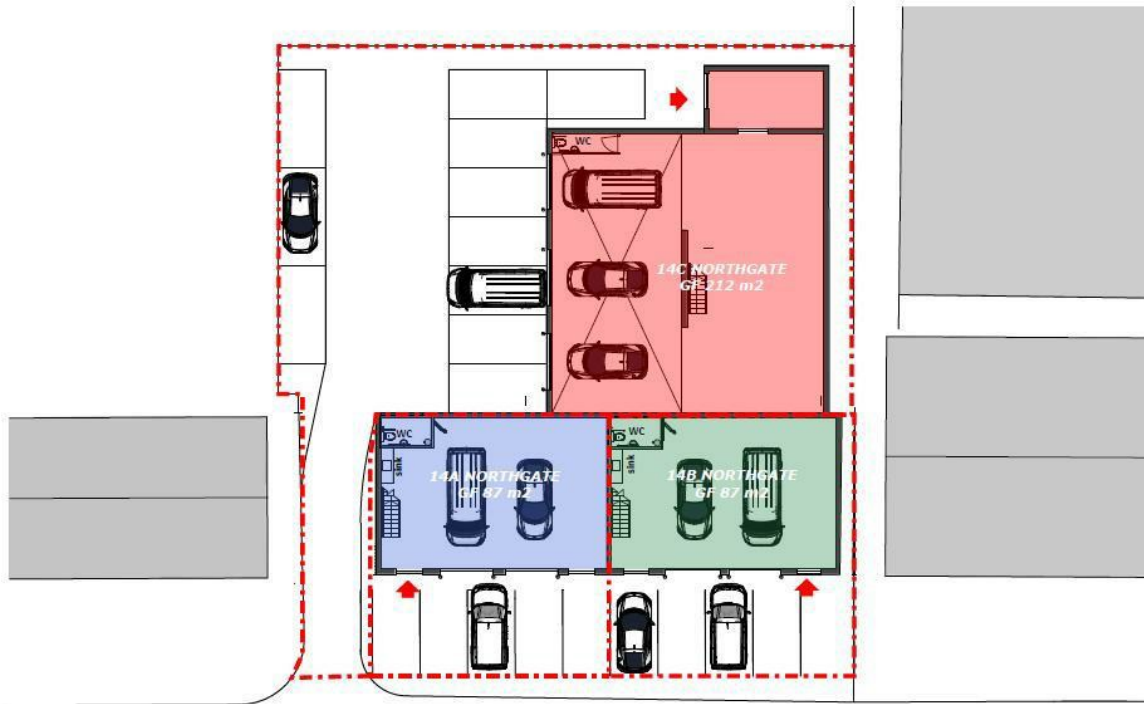
Imagery ©2024 Maxar Technologies

| 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  |

May 22, 2024

RIBA 
Chartered Practice

FOB
ARCHITECTURE



NORTHGATE, MORECAMBE

PROPOSED GROUND FLOOR PLAN

B 1

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