

C7 Lune Business Park, New Quay Road, Lancaster, LA1 5QP

**TO LET**



## TO LET

Use - Industrial

Size - 2,323 Sq ft

Rent - See accommodation schedule

- New Industrial Workshop and Warehouse Units
- 2,323 sq ft
- Suitable for various uses
- Available now
- High specification



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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## C7 Lune Business Park, New Quay Road, Lancaster, LA1 5QP

### Location

Lune Business Park is located just one mile from the centre of Lancaster, on New Quay Road, adjacent to the River Lune.

Junctions 33 and 34 of the M6 motorway are just a short drive away, along with Lancaster Train Station and also the shipping port of Heysham.

### Description

Lune Business Park is a major new 23 acre development by Hurstwood Holdings, which will comprise modern industrial units of steel portal frame with 5m to 8m eaves height, insulated profile steel cladding and electrically operated roller shutter doors.

All units will benefit from allocated car parking and either shared or private gated yard space, making the units suitable for various different uses.

### Accommodation

Please see the attached site plan and accommodation schedule below.

| UNIT | TOTAL SIZE  | GF AREA     | MEZZ AREA | RENT PA.     |
|------|-------------|-------------|-----------|--------------|
| C7   | 2,323 sq.ft | 1,625 sq.ft | 698 sq.ft | £22,990 +VAT |

\*Units can be combined to create larger floor areas if required. Further details available on request.

### Tenure

Leasehold

### Rental

See accommodation schedule

### Lease Terms

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

### Service Charge

A service charge will be levied on the estate to cover the costs of landscaping areas, gritting, external lighting, etc. Full details available on request

### Rating

Each unit will be assessed upon completion of the build. Full details are available on request.

### Legal Costs

Each party to be responsible for their own legal costs

### VAT

VAT will be charged at the prevailing rate

### Services

All mains services, including 3 phase electricity supply, will be connected to the property.

### EPC

An EPC will be available for each unit upon completion

### Viewing

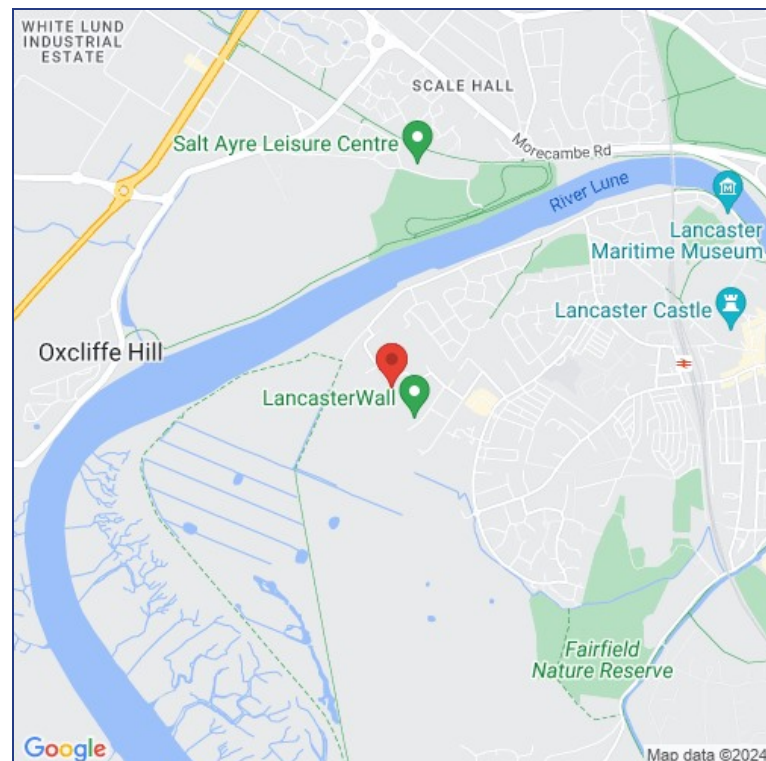
Strictly through agents

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