

Unit 3 Lune Business Park, New Quay Road, Lancaster, LA1 5QP

**TO LET**



## TO LET

Use - Industrial, Leisure

Size - 15,000 Sq ft

Rent - £120,000 per annum plus VAT

- Newly Refurbished Warehouse Unit
- 15,000 Sq.ft / 1,393 Sq.metres
- Private service yard
- Office accommodation
- Available to suit specification



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

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## Unit 3 Lune Business Park, New Quay Road, Lancaster, LA1 5QP

### Location

Lune Business Park is located 1 mile from the centre of Lancaster on New Quay Road adjacent to the river Lune.

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

### Description

Lune Business Park is a new major 23 acre development by Hurstwood Holdings which will comprise a mix of industrial and retail properties.

Unit 3 (the subject property) is located at the entrance of the site with main road prominence and a dedicated tarmac yard to the front of the property with a large car park towards the rear.

The unit is being completely refurbished throughout which will include new cladding on the exterior walls, a new roof, newly installed office space, LED lighting and 4 electronically operated roller shutter doors. Further details of the proposed specification are available on request.

### Accommodation

We have measured the property on a gross internal area to be 15,000 sq.ft.

### Tenure

Leasehold.

### Rental

£120,000 per annum plus VAT

### Lease Terms

The property is available to lease by way of a new FRI lease for a term of years to be agreed.

### Service Charge

A service charge will be levied on the estate to cover the costs of landscaped areas, gritting and external lighting etc.

The figure for 24/25 is £1.00 per sq.ft.

### Rating

The unit will be assessed on completion of the build. Further details are available on request.

### Legal Costs

Each party is to be responsible for their own legal costs.

### VAT

VAT will be charged at the prevailing rate.

### Services

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

### EPC

An EPC will be provided on completion of the build.

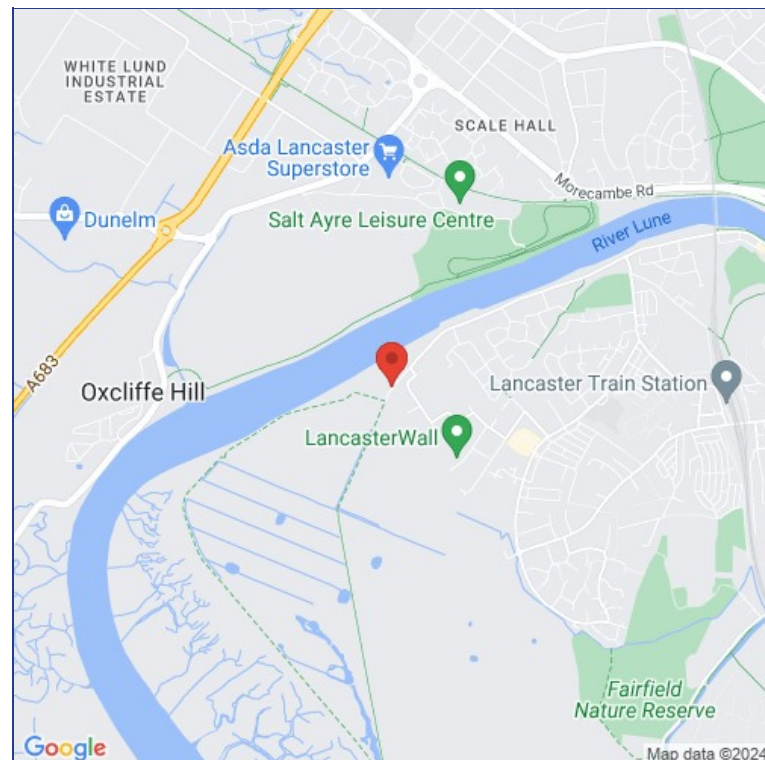
### Viewing

Strictly via sole agent Taylor Weaver

James Taylor

Director

Tel: 01254 699 030



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