

## UNIT 38B, HEYSHAM BUSINESS PARK, MIDDLETON ROAD, MIDDLETON, MORECAMBE, LA3 3PP



**7,556 Sq Ft (701.96 Sq M)**

- **WAREHOUSE / INDUSTRIAL UNIT**
- **STRATEGIC LOCATION CLOSE TO THE BAY GATEWAY LINK ROAD**
- **EAVES HEIGHT OF 4.51 METRE**



## LOCATION

Heysham Business Park is located with good access to the M6 link road and is located a short distance from Heysham Port (a strategically located 24-hour Irish Sea Port), which is a vital link for both Anglo Irish and trans-European trade.

Junction 34 of the M6 is located approximately 6 miles to the North East and is accessed via the new M6/A683 link road at Bay Gateway.

## Drive Times

Port of Heysham	5 mins
M6 J34	13 mins
Lancaster	16 mins
Liverpool	1 hr 32 mins
Manchester	1 hr 24 mins

## DESCRIPTION

Heysham Business Park comprises of a range of industrial/warehouse units, storage yards and offices located within a fully secure environment with access through a manned security gate providing 24-hour security, full estate coverage of lighting and CCTV, and three phase power supply.

The property consists of a mid-terrace, brick-built, steel portal frame building which occupies a prime spot in the centre of the estate. The property is surmounted by a single pitch roof which benefits from translucent lighting panels in part. Internally, the property benefits from a concrete floor with an eaves of 4.51m. There is a roller shutter door which measures 3.44m wide x 4.54m high.

## ACCOMMODATION

	Sq M	Sq Ft
Ground Floor	701.96	7,556
<b>Total Area</b>	<b>701.96</b>	<b>7,556</b>

(Measurements to be confirmed)

## SERVICES

All mains services are available.

## RATEABLE VALUE

£9,900 per annum.



## SERVICES RESPONSIBILITY

It is the prospective tenant's responsibility to verify all services and systems are in working order and are of adequate capacity and suitable for their purpose.

## TERMS

The property is available by way of a new lease, with terms to be agreed.

## RENT

Following refurbishment, the rent payable will be £28,450 per annum.

## SERVICE CHARGE

A Service Charge of circa £0.27p per sq.ft. is payable, which includes:

- 24-hour on-site security
- Monitored CCTV with ANPR vehicle recognition
- Estate lighting
- Common area maintenance and cleaning

## VAT

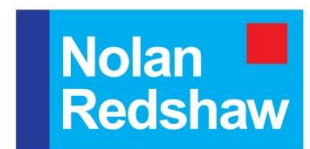
All terms quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

## EPC

Available upon request.



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



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## BUILDING INURANCE

To be confirmed.

## LEGAL FEES

Each party to be responsible for their own legal fees in connection with the transaction

## VIEWING

Strictly by appointment with the Sole Agents:  
**Nolan Redshaw**

Contact: Jonathan Pickles  
Tel: 0161 763 0825  
Email: [jonathan@nolanredshaw.co.uk](mailto:jonathan@nolanredshaw.co.uk)

Contact: Harry Bowers  
Tel: 0161 763 0826  
Email: [harry@nolanredshaw.co.uk](mailto:harry@nolanredshaw.co.uk)

## ANTI-MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached





