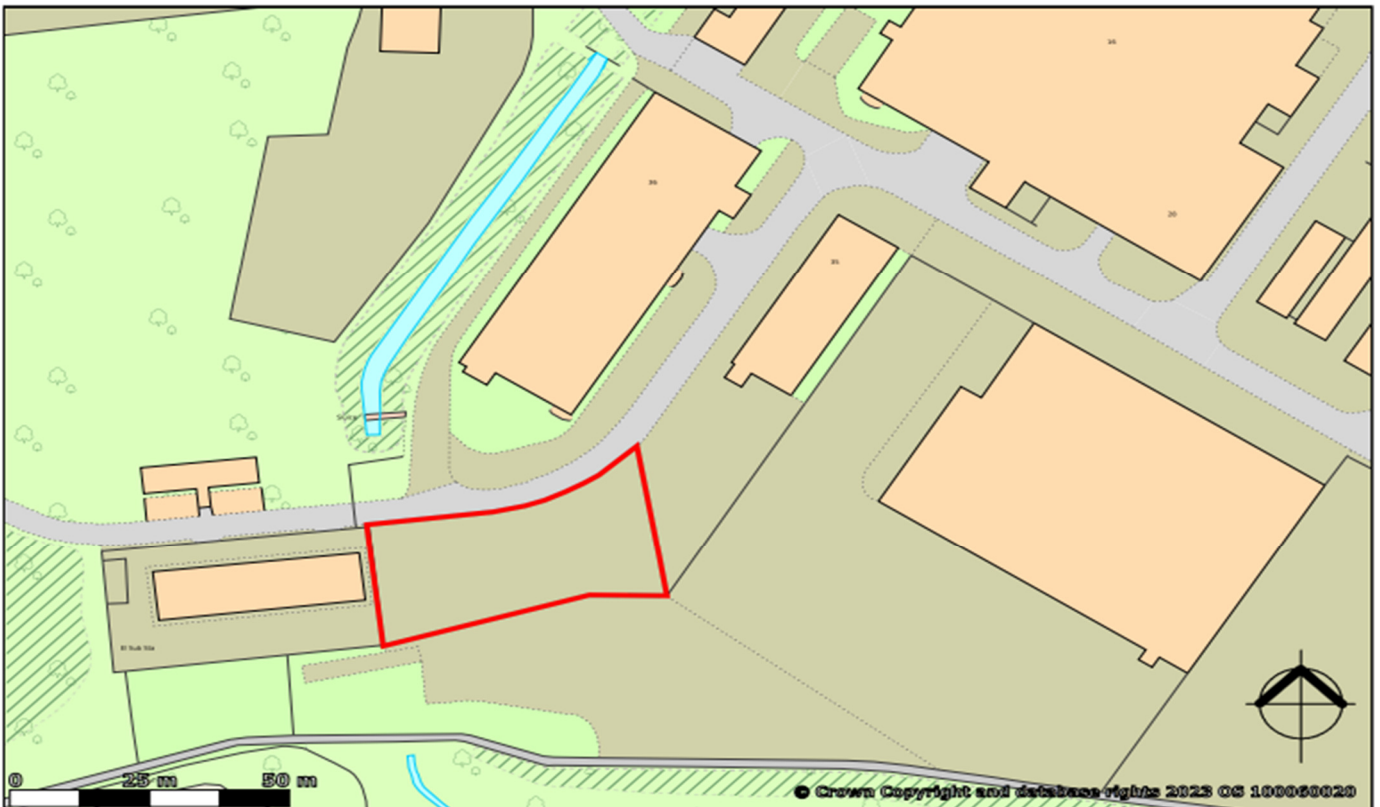


COMPOUND B (SOUTH OF UNIT 36), HEYSHAM BUSINESS PARK, MIDDLETON ROAD, MIDDLETON, MORECAMBE, LA3 3PP



0.294 Acres (12,825 Sq. ft.)

- **STRATEGIC LOCATION CLOSE TO THE BAY GATEWAY LINK ROAD**
- **SECURE FENCED & SURFACED YARD**
- **24-HOUR ACCESS**



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 yard is a surfaced, secure compound measuring circa 12,860 sq.ft. which is bordered by new palisade fencing to its entire perimeter and benefits from bi-folding palisade gates. The yard is located in a secure location towards the rear of the estate.

ACCOMMODATION

	Acres	Sq. Ft.
Yard	0.294	12,825
Total Area	0.294	12,825

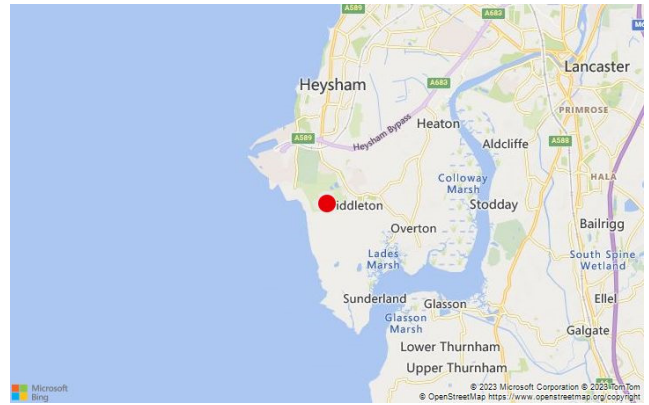
(Measurements to be confirmed)

SERVICES

All main services are available.

RATEABLE VALUE

We have been unable to ascertain the Rateable Value of the site.



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 site is available by way of a new lease with terms to be agreed.

RENT

The rent payable will be £12,850 per annum exclusive.

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

Not applicable.



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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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

Contact: Harry Bowers
Tel: 0161 763 0826
Email: 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.



