



Unit 1, Park Road, Middleton  
Business Park,  
Middleton, Morecambe, LA3  
3PX

Unit 1, Park Road, Middleton Business  
Park, Middleton, Morecambe

**The property at a glance** 0  1  5 

- Generous Sized Unit - B1/B2/B8 Permissions
- Approx 161 Sq. metres of Floor Space
- Staff Kitchen & Staff/Customer WCs
- Parking Spaces to Front Elevation
- Situated on Middleton Business Park
- Would Suit a Range of Businesses

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**£10,000**

# Get to know the property



A fantastic opportunity to rent this generous sized unit that would suit a range of businesses - having previously been used as offices. Approx. 161 square metre/1732 square feet of useful floor space. Currently with permission for B1/B2/B8 usages.

Upon entrance to the unit, there is a vestibule opening to a reception area - with two sets of WCs. Just off the reception area there is a small kitchen - ideal for staff use.

On one side of reception there are three rooms - a larger room and two smaller rooms which could lend themselves to a variety of uses such as meeting room, private office or storage space. To the opposite side of the reception area, there are two larger rooms.

Externally, to the front elevation there are two planting beds, to create an attractive and welcoming frontage and to the side elevation there is space for parking.

Situated on Middleton Business Park, conveniently positioned for access to Heysham Port and the Heysham bypass which in turn links to The Bay Gateway and the the M6 motorway.

#### **Entrance Vestibule**

Storage cupboard. Access to:

#### **Reception Area**

11'9" x 7'1"

Access to WCs and Kitchen:

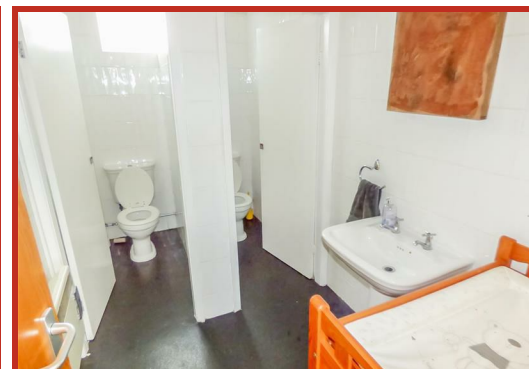
#### **WCs**

Two WC rooms with cubicles and wash hand basins.

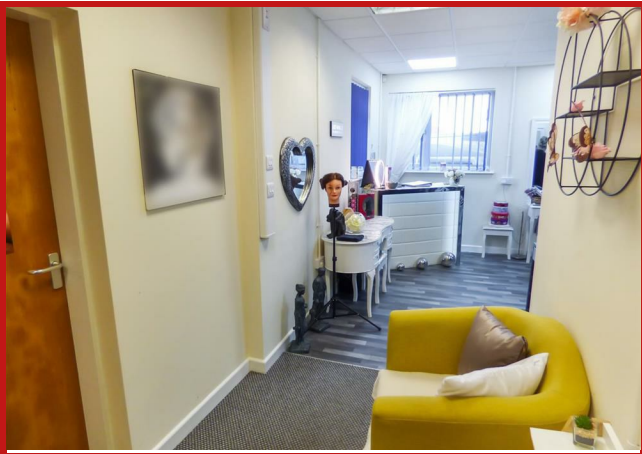
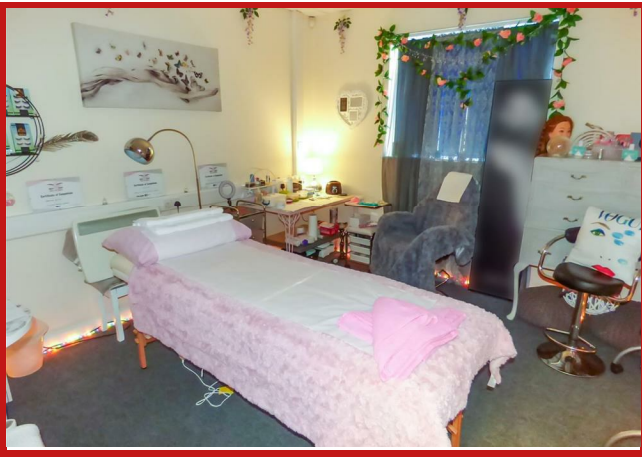
#### **Kitchen**

7'11" x 4'10"

Ideal for staff kitchen. Fitted wall and base units with sink and drainer unit and ample work surface space. UPVC window. Power and light.



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# Take a nosey round



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| Energy Efficiency Rating                    | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  | Current                 | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |