



# Port of Lancaster

AT GLASSON



## WAREHOUSING / MANUFACTURING FACILITY

DS 5 – West Quay  
Port of Lancaster, Glasson  
Lancaster  
LA2 0DB

3,936.1 M<sup>2</sup> / 42,374 Ft<sup>2</sup>

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

Tel: 01524 542717

**TO LET**





DS5 is situated within Glasson and is contained within an EC1 employment area (as defined by Lancaster City Council's local plan).

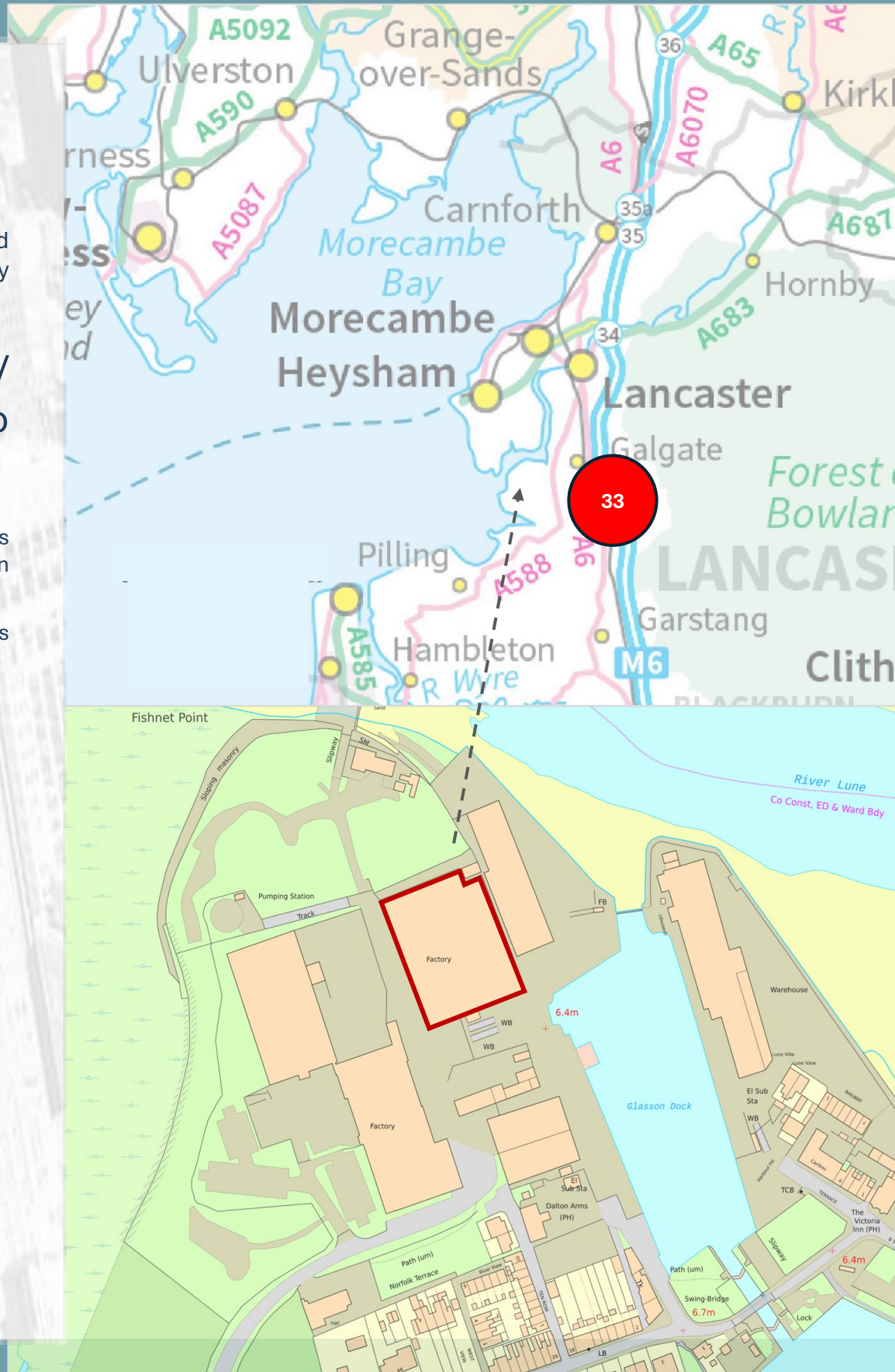
DS5 is <4.5 miles west of J33 / M6 and is at the entrance to Port of Lancaster (PoL).

The drive time to & from the M6 is approx. 12mins drivetime; the M65 and M61 motorways within 20miles, the A66 within 30miles.

PoL is a not-for-profit Trust Port that is located 5miles south of Lancaster.

 Glasson Dock:  
N 53° 59'55" / W 0020 51' 00"

 Warblers.amplifier.formed



**Description:**

Comprising a double bay warehouse and or manufacturing facility this steel framed building has clear open level concrete floors, good working eaves height for tippers and trailers, as well as some bulk wall clamps / bays.

Port of Lancaster at Glasson is a Trust Port facility and works for community benefit and its own facility improvement; this means your occupation will materially improve the surrounding local area, directly investing in education and charity provision.

The property sits on the edge of Port of Lancaster's West Quay and Inner Dock, this providing bulk cargo facility for >4,500 DWT sailings for vessels of >110m in length. Direct sailings to Ramsey, IOM and Belfast are available.

The accommodation offers admin office space, an engineering workshop, canteen, changing & WC facility and COSSH store.

**Services:**

Mains connections; 3phase electricity and B4RN superfast fibre.

**Accommodation:**

The premises have been split partitioned into two separate parts within the two bays; one is rectangular in form, the other arranged in a 'L' shape. Both parts are accessible internally via pedestrian and small goods access shutter, and both sections have full height HGV access to front (via electric roller shutter doors). The space extends to:

**Floor Area:**

Left Bay	1,420.65m <sup>2</sup> / 15,292 ft <sup>2</sup>
Right Bay	2,516.06m <sup>2</sup> / 27,083 ft <sup>2</sup>
Total <sup>1</sup>	3,936.71m <sup>2</sup> / <b>42,374 ft<sup>2</sup></b>

<sup>1</sup> Subject to separate negotiation admin / amenity block available within the left bay.

**Amenity:**

Glasson has a café restaurant, a butty cabin, a small convenience store with sandwich prep, a mobile banking and library facility and two pubs.

**Business Rates:**

The Valuation Office Agency notes the property as 'Warehouse & Premises' at a 2023 List entry of £124,000.

**Timing, Terms & VAT:**

Subject to negotiation the property is available within 6months of parties' leasehold agreement.

A lease for 10years on internal & repair and insure terms is proposed; alternative agreements may be considered by the Landlord on application.

The property is elected for VAT, rents, costs and premiums quoted are subject to VAT in addition.

**Planning:**

The property is within an existing priority employment area within Lancaster City Council's local plan, marked by policy EC1. The property has a established precedent B2 / B8 planning use.

**Local Authority & Economic Development:**

The local authority area is Lancaster City Council. The Planning Department and separately the Economic Development Team (Jonathon Noad / Paul Rogers) may be contacted on:

T: 01524 582000      W: lancaster.gov.uk

**Price & Costs:**

Rent on application with the agent.

Shipping costs and tariffs are published by Port of Lancaster and negotiable by sperate application directly with the port.



**EPC:**

At the future date of letting the property will not reasonably require an EPC.

**Money Laundering Regulation:**

In accordance with anti money laundering requirements, AML checks via Veriphy will be required to be completed by each successful applicant. The cost is £35.00 inc VAT per application and is payable in advance to the agent.

**Site Facilities:**

PoL offers a variety of support to occupiers by separate negotiation, including:-

- Stevedore service
- Shipping agent
- 2x NAABSA berths
- Vessel capacity:
  - 4,500 mt
  - 90m LOA
  - 15m wide, 5.5m (max draft)<sup>2</sup>
- 4x Transit sheds
- 38,400m<sup>2</sup> dry store accommodation
- 4,5860m<sup>2</sup> quayside storage

<sup>2</sup> Subject to predicted tide height



**Viewings:**

**Richard P Taylor**  
CHARTERED SURVEYORS



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The property is offered **subject to contract**, prior to sale/letting or withdrawal.

**Misrepresentation Act 1967**

Richard P. Taylor Limited for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that:

1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchasers/tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Richard P. Taylor Ltd. nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

**Finance Act 1989**

Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

**Property Misdescriptions Act 1991**

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation. Circumstances may change beyond our control after the publication of these particulars.