



Lancaster Business Park

CATON RD | LANCASTER | LA1 3RQ

New build industrial/trade units

TO LET



THE
DERWENT
GROUP

1,700-30,000 sq ft 158 - 2,787 sq m





Lancaster Business Park

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THE LOCATION

THE DEVELOPMENT

PLOT 1

PLOT 2

PLOT 3

RENT SERVICE CHARGE

TERMS/TENURE SUSTAINABILITY

CONTACT



The Location

Lancaster Business Park is located in an extremely prominent position, immediately adjacent to Junction 34 of the M6 motorway.

Kendal	20 miles	25 mins
Preston	23 miles	31 mins
Manchester	56 miles	63 mins
Liverpool	60 miles	77 mins
Carlisle	64 miles	66 mins



SAT NAV: LA1 3RQ

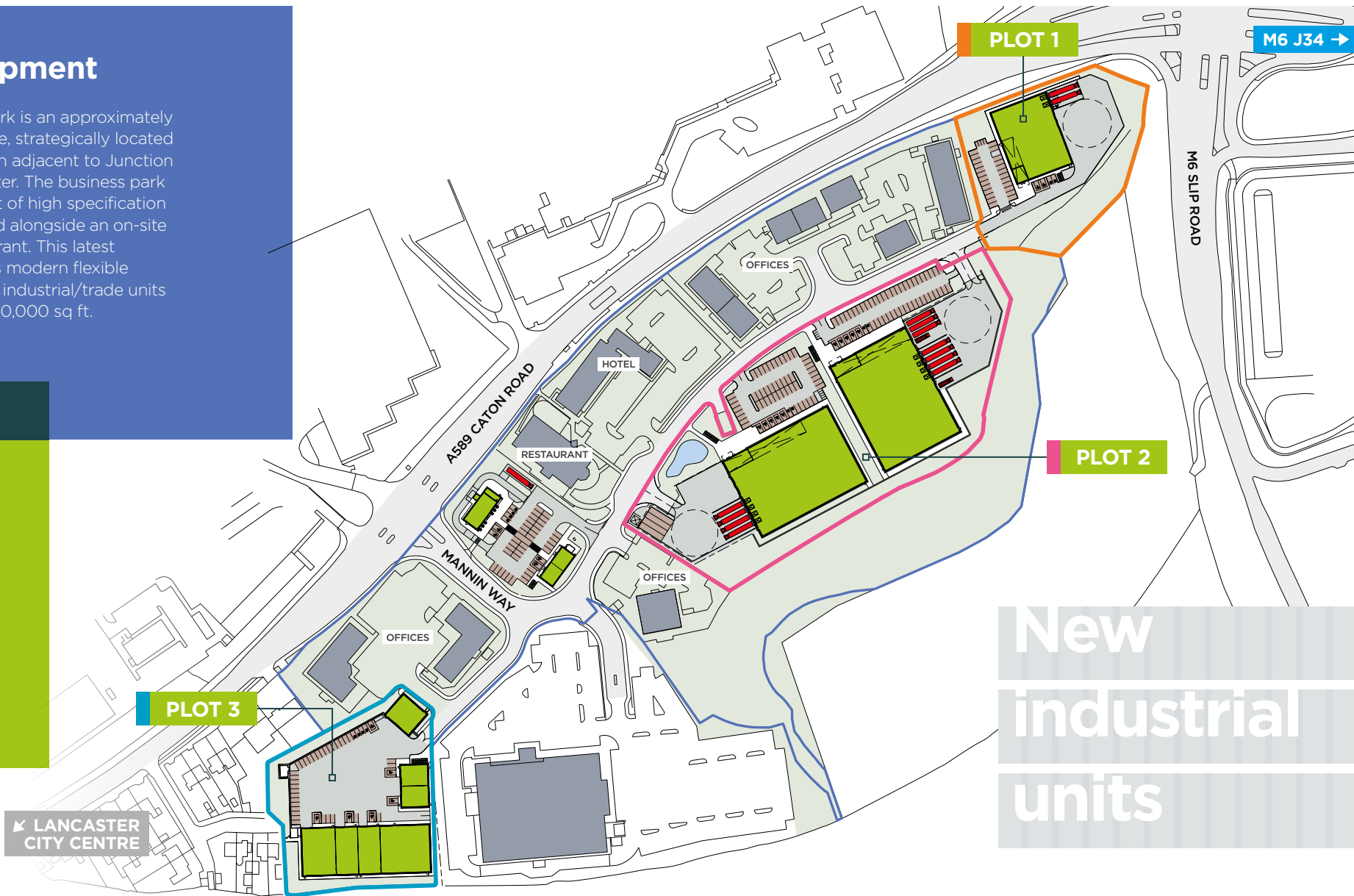




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The Development

Lancaster Business Park is an approximately 25 acres mixed use site, strategically located in a prominent position adjacent to Junction 34 of M6 near Lancaster. The business park comprises 61,500 sq ft of high specification modern offices located alongside an on-site hotel, gym and restaurant. This latest development provides modern flexible and high specification industrial/trade units ranging from 1,700 - 30,000 sq ft.



New industrial units



Plot 1

Option 1:

	sq ft	sq m
Warehouse	11,700	1,087
Office	1,300	121
Total	13,000	1,208

- 29 car parking spaces (inc. 2 electric charging points)
- 32m deep yard
- 2 dock level loading doors

Option 2:

	sq ft	sq m
Unit 1A	5,403	502
Unit 1B	9,052	841

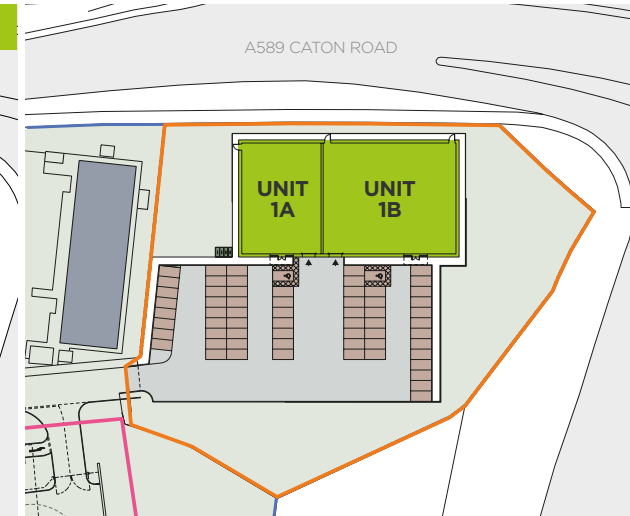
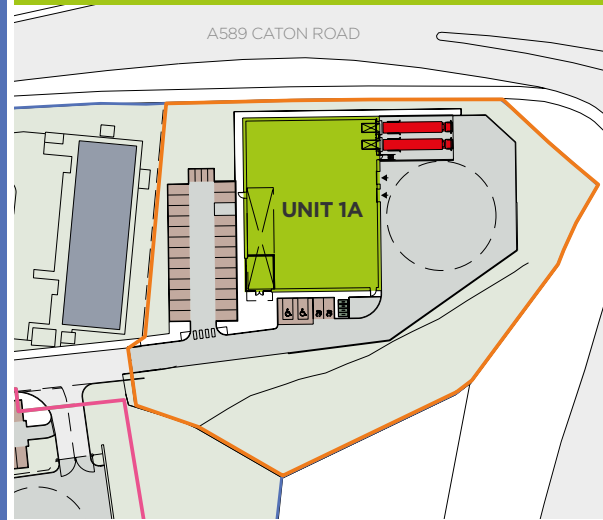
- 52 Car parking spaces (inc. 2 accessible spaces)
- Shared secure yard area
- Single roller shutter entrance

Specification:

- Min 60 KVA power supply
- Electric charging points
- Perimeter fenced yard
- Integral Offices
- Bicycle shelter
- Minimum 37.5 KN/SQ M

- 2 dock level loading doors
- 8-10m Eaves Height
- 2 ground level loading doors

Option 1:



Option 2:





Plot 2

Unit 2A:

	sq ft	sq m
Warehouse	27,000	2,508
Office	3,000	279
Total	30,000	2,787

- 18,500 sq ft fenced yard area
- 59 car parking spaces

Unit 2B:

	sq ft	sq m
Warehouse	27,000	2,508
Office	3,000	279
Total	30,000	2,787

- 18,500 sq ft fenced yard area
- 52 car parking spaces

Specification:



Electric charging points



4 dock level loading doors



2 ground level loading doors



48m & 49m yard depths



100 KVA power supply



Integral Offices



Perimeter fenced yard



Minimum 37.5 KN/SQ M



Bicycle shelter



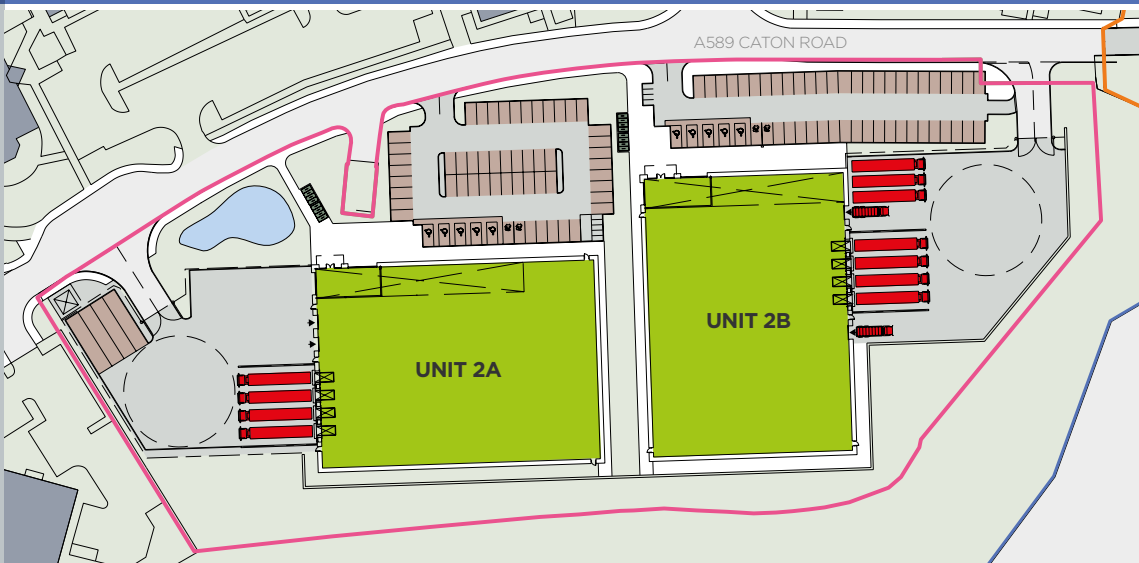
12.5m Eaves Height



Unit 2A



Unit 2B





Plot 3

Plot three comprises of 7 industrial units ranging between 1,700- 7,000 sq ft.

Units capable of amalgamation.

Unit	sq ft	sq m
3A	2,500	232
3B	1,700	158
3C	1,700	158
3D	7,000	650
3E	3,200	297
3F	3,200	297
3G	4,800	446



Specification:



Shared secure yard, secure double swing vehicle & pedestrian gate



Electric charging points



1 ground level loading door



LED lighting



43 car parking spaces (inc. 6 accessible, 2 motorcycle bays)



Bicycle shelter



Integral Offices



4.5m-5.6m Eaves Height





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Rent

Available upon application.

Service Charge

A service charge will be levied against occupiers for repairs and ongoing maintenance of common estate areas. Further information upon request.

Terms/Tenure

All units are available to let by way of a full repairing and insuring lease for a term of years to be agreed.

Sustainability

The Landlord in addition to the provision of charging points will seek to achieve the best possible BREEAM rating for the development with further information available upon request.

Contact

For further details please contact:

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A DEVELOPMENT BY

**THE
DERWENT
GROUP**

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