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**TO
LET**



PROMINENTLY SITUATED INDUSTRIAL UNIT WITH SECURE SURFACED YARD AREA

0.162 hectares (0.4 acres)

666 m² (7,269 ft²)

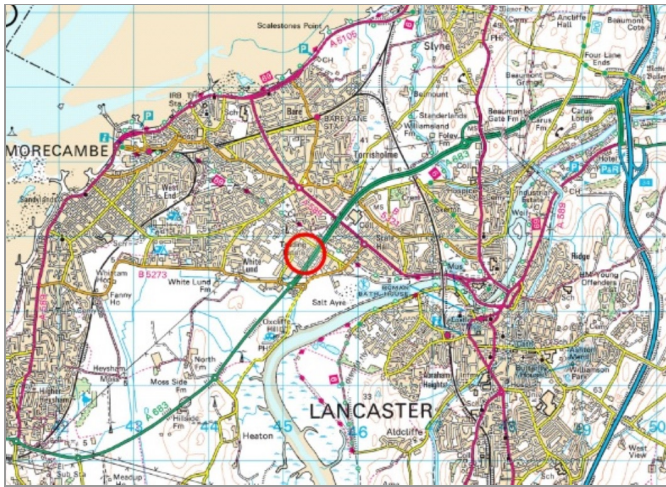
**Unit 1 Fellgate
White Lund Industrial
Estate
Morecambe
LA3 3PE**

- Detached premises benefiting from excellent profile on to Morecambe Road (A683) close to the Heysham Bypass with Junction 34 of the M6 less than 3 miles to the north east
- Good sized surfaced secure yard area
- Approximate eaves height of 5.8 metres

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Location

The property is situated within the well-established White Lund Industrial Estate benefiting from excellent profile on to Morecambe Road (A683) close to the intersection with Heysham Bypass and therefore providing excellent communications with Junction 34 of the M6 motorway being approximately 3 miles to the north east. Morecambe Town Centre lies circa 2 miles to the west and Lancaster City Centre less than 2 miles to the east.

Description

The property comprises a detached industrial unit of steel portal frame construction surmounted by insulated profile metal clad elevations beneath pitched clad roof incorporating translucent roof lights.

The premises offer well maintained accommodation primarily over ground floor level in addition to first floor offices and a mezzanine floor.

Access to the premises is via a commercial roller shutter door from the secure surfaced yard area. The unit is generally open plan and benefits from an approximate eaves height of 5.8 metres.

Two-storey offices finished to a good standard generally benefit from double glazing, gas-fired central heating, Cat 5 IT networking, CCTV and an intruder alarm system.

Externally, the property offers a secure yard/car parking area being fenced around the entire perimeter.

Accommodation

The gross internal floor areas have been estimated as follows:-

	m ²	ft ²
Warehouse	426	4,685
GF Offices	120	1,292
FF Offices	120	1,292
Total	666	7,269

The total site area extends to approximately 0.162 hectares (0.4 acres).

Services

We understand that the premises benefit from mains electricity (3-phase), gas, water and drainage.

Rating Assessment

The premises presently have the following rating assessments £31,500 and £6,100.

It is envisaged that both assessments will be amalgamated and therefore could be reduced to their previously assessment although parties will need to satisfy themselves in this regard and as such should make their own enquiries of Lancaster City Council rating department (www.lancaster.gov.uk).

Planning

The premises have planning permission for use as a car showroom (sui generis) but we believe may be suitable for uses generally falling within classes E & B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended) subject to securing the appropriate consent.

Interested parties should make their own enquiries with the local planning authority, Lancaster City Council.

Terms

The premises are available by way of a new lease for a term of years to be agreed.

Rental

£57,500 per annum, exclusive.

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

Energy Performance Certificate

Energy performance certificate (EPC)		
Unit 1 Fellgate White Lund Industrial Estate Morecambe LA3 3PE	Energy rating C	Valid until: 22 March 2033 Certificate number: 5365-0478-6663-9741-2758

Property type	Offices and Workshop Businesses
Total floor area	222 square metres

Rules on letting this property

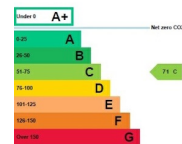
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



VAT

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

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Enquiries

Strictly by appointment with the sole letting agents:

Eckersley

Telephone: 01524 60524

Contact: Mark Clarkson/Harry Holden

Email: mac@eckersleyproperty.co.uk
hjh@eckersleyproperty.co.uk