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**TO
LET**



INDUSTRIAL/WAREHOUSE PREMISES

641 m² (6,895 ft²)

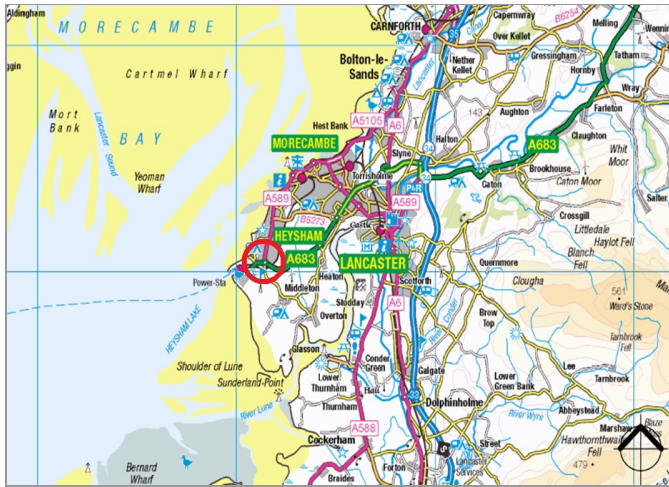
6 Penrod Way
Heysham
Lancashire
LA3 2UZ

- Modern industrial premises immediately adjacent to Heysham Port
- Easy access to the A683 Bay Gateway and M6 motorway
- Clear span accommodation with approx. 6.1m eaves height
- 24/7 on-site security and monitored CCTV/PIR access control
- Solar panels, EV charging and superfast broadband available

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 Lancaster
 LA1 1ET



Location

The property is situated on Penrod Way, Heysham, within an established industrial estate close to Heysham Port. The location benefits from good road communications via the A683 Bay Gateway, which provides access towards Lancaster and Junction 34 of the M6 motorway, approximately 6 miles to the east.

Heysham Port is located nearby, offering freight and passenger ferry connections to Ireland and the Isle of Man. Surrounding occupiers comprise a range of industrial, warehouse and distribution businesses, with amenities available within the immediate area.

Description

The property comprises the rear section of a detached industrial/warehouse unit of steel portal frame construction, with brick/blockwork walls and profile metal clad elevations beneath a pitched clad roof incorporating translucent roof panels.

Internally, the accommodation provides clear span warehouse space with concrete flooring, LED lighting and roller shutter loading access. The unit benefits from an approximate internal eaves height of 6.1 m, with air-conditioned office accommodation available by separate arrangement.

Externally, the property benefits from a substantial shared concrete surfaced yard and parking area, with the potential to demise external areas subject to occupier requirements. The estate also benefits from 24/7 on-site security, monitored CCTV, full perimeter security fencing and electric security gates with ANPR vehicle recognition.

Accommodation

We have estimated that the unit extends to an approximate gross internal floor area of 641 m² (6,895 ft²).

Services

We understand the premises benefit from mains water, drainage and 3 phase electricity which has been sub metered with usage recharged at cost.

Rating Assessment

The premises will need to be re-assessed for rating purposes.

Interested parties are advised to make their own enquiries with Lancaster City Council (www.lancaster.gov.uk).

Planning

It is understood the premises benefit from an established use within Classes B2 & B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are recommended to make their own enquiries with Lancaster City Council.

Terms

The premises are available by way of a new Full Repairing and Insuring (FRI) lease for a term of years to be agreed.

Asking Rental

£48,250 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 as an accurate representation.

Energy Performance Certificate

6 Penrod Way Heysham MORECAMBE LA3 2JZ	Energy rating C	Valid until 19 December 2028
		Certificate number 8592-9223-7536-8896-2893

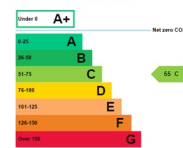
Property type	B2 to B7 General Industrial and Special Industrial Groups
Total floor area	1,354 square metres

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 figures quoted will be subject to VAT at the standard rate.

Legal Costs

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

Enquiries

Via the sole agents:

Eckersley

Telephone: 01524 60524

Contact: Mark Clarkson/Harry Holden

Email: lancaster@eckersleyproperty.co.uk