

Suplus Space To Let

**Northgate
White Lund Industrial Estate
Morecambe
LA3 3AY**



**Trade Counter/Storage/Distribution
Space on behalf of Big
Storage/Space Finder**

Location

The property is situated on White Lund Industrial Estate which is the well established and principle estate serving both Lancaster and Morecambe providing for a full range of uses including general and light industrial, trade sales, storage and distribution, retail sales, offices and other commercial uses. The Estate has representation from many national and international businesses with the subject property being located opposite Booker Cash and Carry and close to Axa Insurance, a number of car showrooms and the Asda Supermarket. The location of the subject property provides access to Morecambe and Lancaster town centres within approximately 3 miles and access to the M6 Motorway at either Junctions 33 or 34.

Description

The available space provides up to approximately 4,500 sq ft (418 sq m) of clear warehousing space suitable for trade counter and other uses subject to planning. The accommodation has a minimum eaves height of approximately 10' 0" (3.03 m).

Our clients are willing to consider leasing smaller or possibly larger areas if required.

Lease Terms

Our clients are able to consider flexible lease terms on the basis of a rental inclusive of rates based on £8 per sq ft plus a service charge to cover costs of any joint facilities or utilities.

Any lease will be granted outside the provisions of the 1954 Landlord and Tenant Act and subject to 3 yearly upward only rent reviews.

Legal Costs

Each party to be responsible for the payment of their own legal fees.

VAT

The property has been registered for VAT and VAT will therefore be chargeable on the rental.

Viewing

Peill & Company, Tel 0845 450 4444 –Pete Nicholson dealing (pete@peill.com)