

## Modern Industrial Unit For Sale Freehold with Vacant Possession

Unit 1A, Paragon Way  
Lune Industrial Estate  
Lancaster  
LA1 5QP



High quality modern industrial unit  
with first floor office and ancillary  
accommodation.

The property is situated on the well established Lune Industrial Estate less than 2 miles west of Lancaster city centre and approximately 4 miles from access to the M6 Motorway at Junction 34. The location therefore provides relatively quick access to Lancaster, Morecambe, Carnforth and the M6 Motorway.

### Description

The property comprises an end of terrace modern industrial unit which has been adapted to provide first floor ancillary accommodation but which could be a single storey industrial unit with a minimum eaves height of 18'. The unit benefits from forecourt and rear parking

together with electrically operated roller shutter door.

### Accommodation

The property has the following approximate areas and dimensions:-

Internal width	20' 4"	6.19 m
Depth	43' 4"	13.2 m
Gross internal area	875 sq ft	81.3 sq m
Currently divided to provide:-		
Front section	432 sq ft	40.2 sq m
Rear section	444 sq ft	41.2 sq m
<b>First Floor</b>		
Office	152 sq ft	14.1 sq m
Shower room	56 sq ft	5.2 sq m
Store	388 sq ft	36.0 sq m
Total first floor	596 sq ft	55.4 sq m

Electrically operated roller shutter door

Height 15'0" Width 13'0"

Minimum eaves height 18'0"

### Outside

Forecourt car parking plus additional parking to side and rear.

### Tenure

The property is offered on a 999 year leasehold interest with vacant possession.

### Price

Offers around £100,000 plus VAT.

### Rateable Value

Rateable Value £ UBR 41.4p

Applicants are advised to make their own enquiries of the Local Rating Authority, Lancaster City Council, Tel: 01524 502 920.

### EPC

To be provided.

### 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 is therefore chargeable on the price.

**Viewing**

Peill & Company – Peter Nicholson dealing.  
Contact 0845 450 4444 or (kendal@peill.com) for viewings.