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**FOR
SALE**



DETACHED INDUSTRIAL/WAREHOUSE PREMISES

980 m² (10,548 ft²)

**Unit 5a
Southgate Industrial
Estate
White Lund
Morecambe
LA3 3PB**

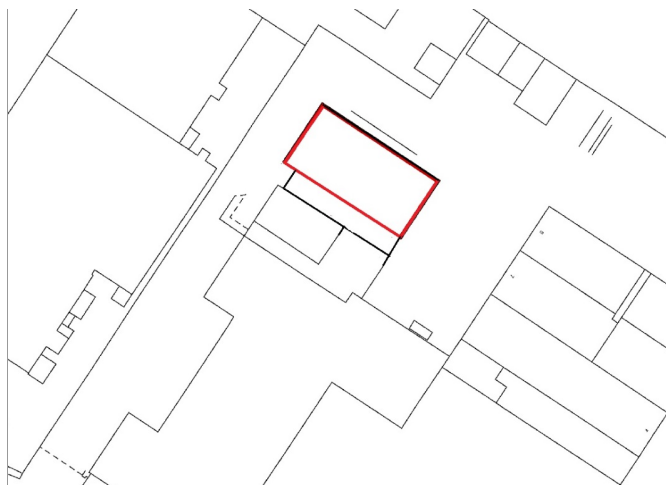
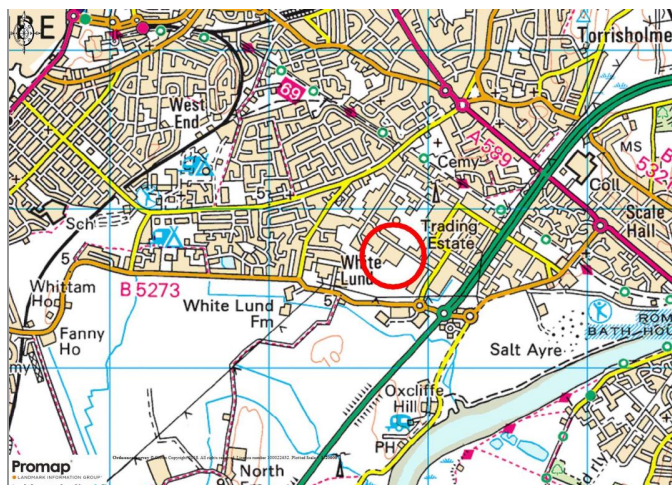
- Rare freehold opportunity Detached premises
- Well established industrial estate
- Less than half a mile from Morecambe Road (A683) and Bay Gateway a further 0.5 miles
- No VAT
- Recently Reduced

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Location

The premises are located within the well-established Southgate Industrial Estate forming part of White Lund Industrial Estate being accessed off Southgate at the south end of the development.

White Lund Industrial Estate provides excellent communication links via the newly opened Heysham Bypass (A683) which provides excellent communications with Junction 34 of the M6 motorway being approximately 3 miles to the north east.

Description

The property comprises a detached warehouse/industrial unit of steel frame construction surmounted by rendered block walls beneath profile metal sheet roof. The premises offer industrial/storage accommodation predominantly over ground floor level together with a mezzanine floor.

Access to the premises is via two commercial doors in addition to personnel doors from the yard/circulation area.

The premises benefit from generally open plan accommodation mainly utilised for storage plus some office/administration areas in addition to 3-phase electricity, uPVC double glazing, fluorescent lighting, concrete floors and kitchen/WC facilities.

Externally, the premises benefit from circulation/car parking (please refer to the title information)

Accommodation

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

	m ²	ft ²
Ground floor	600	6,458
Mezzanine floor	380	4,090
Total	980	10,548

Services

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

Rating Assessment

The premises have a Rateable Value of £18,250.

Interested parties should make their own enquiries of Lancaster City Council rating department (tel. 01524 582920).

Planning

We understand that the premises are suitable for usage generally falling within classes B1, B2 & B8 of the Town & Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are recommended to make their own enquiries with Lancaster City Council planning department (tel. 01524 582900).

Tenure

Freehold.

Asking Price

Offers in the region of £295,000.

Photographs and Plans

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

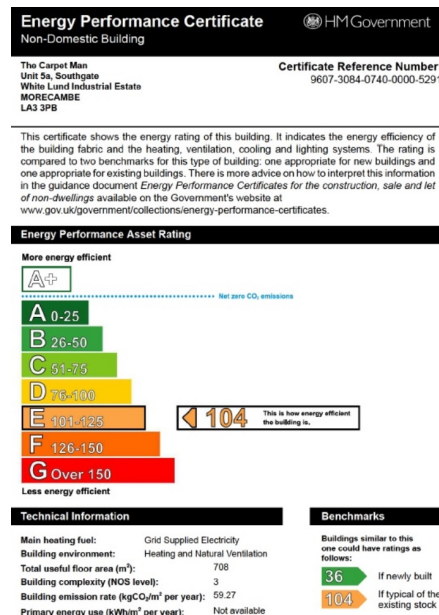
VAT

We understand that the purchase price will NOT attract VAT.

Legal Costs

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

Energy Performance Certificate



Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser. Our client reserves the right not to accept the highest or any offer received.

Enquiries

Strictly by appointment with the sole agents:

Eckersley

Telephone: 01524 60524

Contact: Fiona Warren / Mark Clarkson

Email: fw@eckersleyproperty.co.uk /

mac@eckersleyproperty.co.uk