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INDUSTRIAL



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SOUTHGATE TRADE PARK

WHITE LUND INDUSTRIAL ESTATE, LANCASTER, LA3 3PB



TO LET

TRADE COUNTER/ MANUFACTURING/ WAREHOUSE UNITS
8,907 - 24,914 SQ FT (827.5 - 2,314.5 SQ M)

● **ONLY 4 MILES FROM THE PORT OF HEYSHAM**

● **ADJACENT A683 LINK ROAD & LANCASTER CITY RETAIL PARK**

● **CLOSE TO NEW M6 LINK ROAD**



SOUTHGATE TRADE PARK • WHITE LUND INDUSTRIAL ESTATE • LANCASTER  **SAT NAV POSTCODE** **LA3 3PB**

LOCATION

Southgate Trade Park is situated on the established White Lund Industrial Estate prominently sited adjacent to Lancaster Retail Park. White Lund Industrial Estate forms part of the district's principal industrial areas, located between Lancaster and Morecambe. The site sits alongside the A683 link road and benefits from excellent transport links with junction 34 of the M6 just over 4 miles away, the new M6 link road will provide direct access avoiding Lancaster City Centre. Southgate Trade Park offers a mix of trade counter users including Euro Car Parts. With the Retail Park in close proximity the site offers good local amenities.

TRAVEL DISTANCES

Port of Heysham	4 Miles	9 Mins
Morecambe	3 Miles	8 Mins
Lancaster City Centre	3 Miles	8 Mins
M6 Junction 34	4.3 Miles	11 Mins

DESCRIPTION

Southgate Trade Park provides over 80,000 sq ft of high quality trade counter, industrial and warehouse accommodation in a range of unit sizes from 8,907 sq ft up to 24,914 sq ft. The block of 6 units have recently undergone an extensive refurbishment programme and benefit from roller shutter loading doors and extensive forecourt/ circulation space. The estate offers a secure working environment with perimeter fencing and monitored CCTV, with landscaped surroundings.

SPECIFICATION

Each unit benefits from;

- Large forecourt/ service area
- Ample car parking provision
- Roller shutter loading doors
- 3 Phase electricity
- Secure perimeter fencing
- Monitored CCTV coverage
- Open storage land available to let at the rear

SERVICES

All services are connected including water, gas, three phase electricity and mains drainage.

EPC

Copies of individual EPC's are available on request.

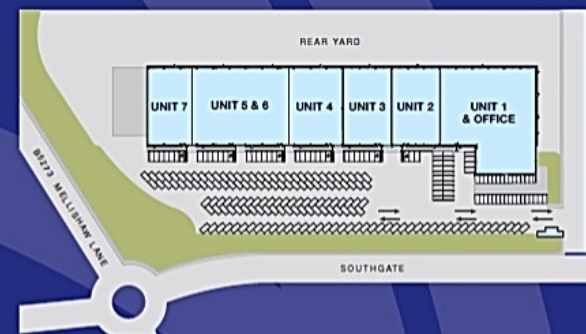
RENT/TERMS/ VAT

There are a range of flexible leasing options available. Details of rent and other charges are available on request to the joint letting agents. All figures quoted are exclusive of, and will be liable to VAT at the prevailing rate.

VIEWING/ FURTHER INFORMATION

To arrange a viewing or for further information/ current availability please contact one of the joint letting agents.

FLOOR PLAN



ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice to have the following gross internal areas;

Unit	SQ FT	SQ M
Unit 1	24,914	2,314.5
Unit 2	8,907	827.5
Unit 3	9,065	842.1
Unit 4	11,022	1,023.9
Unit 5 & 6	17,985	1,670.8
Unit 7	9,065	842.1
Total	80,958	7,520.9



MISREPRESENTATION ACT

These particulars shall not form any part of or any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by us for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant. October 2014.