



# NORTHGATE Business Park

# TO LET

High quality industrial unit - 25,565 sq. ft.

White Lund, Morecambe, LA3 3BJ



**25,566 sq. ft.**  
Warehouse/Industrial Unit

## Northgate Business Park

The unit is located in Northgate Business Park a self-contained site extending to 3.44 acres. The warehouse is based in the district's principal industrial area, the White Lund Industrial Estate, adjacent to Lancaster Retail Park.

What's more, it sits alongside the A638 link road and benefits from excellent transport links with both junction 34 of the M6 just over 4 miles away, and the new M6 link road providing direct access - avoiding Lancaster city centre.

The property comprises 14,314 sq ft measured on a gross internal area basis. With the mezzanine storage and office space providing an additional 11,250 sq ft. The unit contains racking throughout and two drive in loading doors.

# Northgate Warehouse

The 25,565 sq. ft industrial unit is currently used as a distribution warehouse comprising a steel portal. It has steel portal frame construction with exterior profile metal sheet class walls.

- Two drive-in loading doors
- Racking
- 10% roof lights
- Internal fluorescent strip lighting
- Internal minimum eaves height of 9m
- Mezzanine storage
- Staffroom with kitchen
- Integral office accommodation





# A thriving business location

The unit is located in the heart of the well-established White Lund Industrial Estate, adjacent to the Stagecoach Morecambe Depot. Other local occupiers in the area include Screwfix, Vantage Toyota, Howdens Joinery and Arnold Clark - to name a just a few.

## By Car

M6 - Junction 34	7 min
Morecambe	8 min
Heysham Port	13 min
Lancaster	18 min
Kendal	32 min
Preston	35 min
Blackpool	46 min
Manchester	1 hour



MORECAMBE BAY

Hest Bank

Morecambe

Bare Lane

Morecambe

A683

M6 - J34

Northgate business park

M6

Lancaster

Lancaster

Heysham

A683

Heaton

Heysham Port

Heysham Port

## Lease terms

The unit is available by way of a new lease on terms to be agreed. Rental upon application.

## Legal costs

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

## EPC

The property has an energy performance rating of Grade C58. An Energy Performance Certificate (EPC) is available on request.

## VAT

VAT will be charged where applicable at the prevailing rate.

## Viewing



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