

For Sale

LANDWOOD GROUP



Unit 1 Freightway, White Lund, Morecambe, Lancashire, LA3 3PB

Industrial Warehouse/Workshop White Lund Industrial Estate, Morecambe

- Semi-detached industrial warehouse/workshop unit, benefiting from yard/loading area
- Freehold opportunity
- Well located on an established industrial estate
- Available with Vacant Possession

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Viewings:

Strictly by Appointment

Landwood Group, South Central
11 Peter Street
Manchester M2 5QR

Date Particulars — December 2018



The accommodation extends to the following Gross Internal Areas:

	SQ M	SQ FT
Ground floor workshop/warehouse	403.16	4,340
Ground floor offices	78.86	849
Mezzanine	162.54	1,750
TOTAL	644.56	6,939

Location

Whitelund Industrial Estate is positioned approximately 1 mile to the west of Lancaster city centre and 2.5 miles east of Morcambe.

The property has excellent transport links, being located adjacent to Freightway, off Southgate, a main arterial route on the estate. Freightway leads to Junction 34 of the M6 motorway, which lies circa 1 mile to the north east.

Description

The property comprises a modern semi detached industrial unit. It is of steel portal framed construction, with part brickwork / blockwork elevations to 2.5 metres, and profile sheeting above, beneath pitched profile metal sheet roof with translucent roof lights. The property has a solid floor and benefits from a roller shutter access door to the front elevation.

Externally, there is a secure palisade fenced compound and parking available for around 10 cars.

Accommodation

Internally to the ground floor the property provides an open plan workshop and warehouse area, with WC, staff kitchenette and reception. At first floor level there is an ancillary office. In addition, a mezzanine floor has been installed to provide additional storage area.

The property has an eaves height of 5.5 meters and a 4 metre high roller shutter door.

Externally, there is a secure palisade fenced compound/yard which also provides parking for circa 10 cars.

The total site area extends to approximately 0.052 hectares (0.13 acres).

Tenure Information

The premises are held under freehold title LA929810.

Tenancies

Available with vacant possession.

VAT

All figures quoted are exclusive of VAT which may be applicable.

Legal

Each Party will be responsible for their own legal costs.

Price

Offers in the region of £340,000

EPC

EPC available on request.

Important Notice

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Photographic Schedule

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