



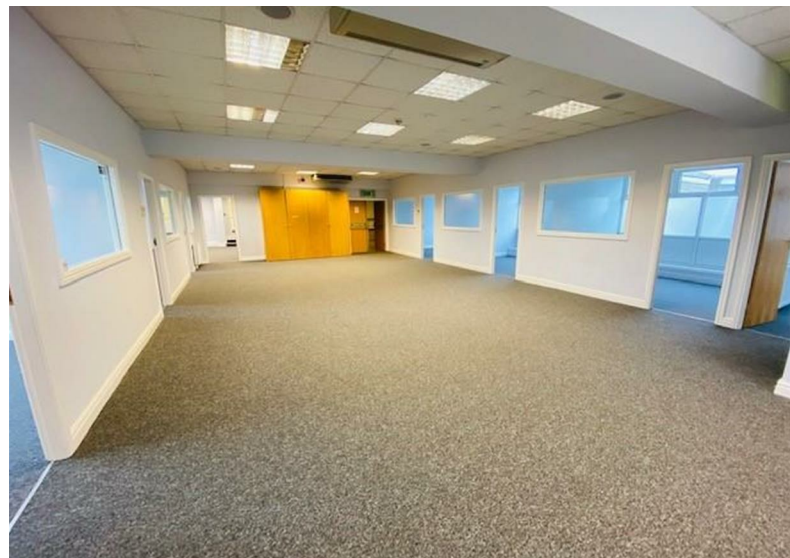
**FISHER
WRATHALL**
COMMERCIAL



20 Westgate, Morecambe, LA3 3LN
£18,300 Per Annum



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£18,300 Per Annum



Location

Morecambe sits on the eastern shores of the Bay which takes the town's name and to the south of the Lake District National Park and to the west of the Yorkshire Dales. The area has recently benefited from improved connectivity via the Bay Gateway, which connects Morecambe to the M6 motorway.

The subject site fronts onto Westgate, a major arterial route within the town and sits on the western periphery of the area's dominant employment area, White Lund.

Description

Former Cook offices offering extensive office space as well as some warehousing in a prominent building ideally placed for access to White Lund Industrial Estate and the Bay Gateway leading to the M6 motorway. Local amenities within easy reach.

Accommodation

Ground Floor

Front private entrance with staircase leading off.

First Floor

Main Central Office

35'3" x 21'1" (10.754 x 6.447)

Plus deep front recess 4.106m x 4.059m (about 13'5" x 13'3").

Side Office

16'1" x 10'6" (4.919 x 3.213)

Maximum overall measurement into recess.

Side Office

10'5" x 9'2" (3.178 x 2.813)

Side Office

10'4" x 9'3" (3.158 x 2.822)

Side Office

11'1" x 9'2" (3.402 x 2.815)

Rear Office

20'0" x 18'5" (6.105 x 5.626)

Been used as a Training Room with storeroom off.

Store Room

13'0" x 7'6" (3.982 x 2.288)

Side Office

11'4" x 7'10" (3.456 x 2.408)

Side Office

11'4" x 11'3" (3.465 x 3.436)

Side Office

12'4" x 11'4" (3.767 x 3.457)

Kitchen

Toilets

Large Mess Room/Kitchen

38'10" x 26'0" (11.853 x 7.948)

Warehouse

19'8" x 13'6" (6.018 x 4.116)

Warehouse

15'10" x 10'9" (4.833 x 3.278)

Plus store.

Warehouse

21'5" x 16'2" (6.529 x 4.944)

Rating

Please contact Lancaster City Council Rates Department for full details on rating.

VAT

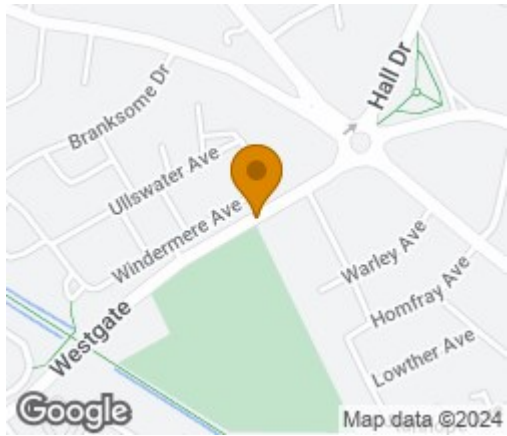
All outgoings are exclusive of VAT, which will apply at the prevailing rate.

Viewing Arrangements

Strictly by appointment with Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN.

Please call 01524 69922 to arrange or email: info@fwcommercial.co.uk





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Approximate total area⁽¹⁾
 3358.34 ft²
 312.00 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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