



**FISHER
WRATHALL**
COMMERCIAL



Unit 1, Woodgate Middlegate, Morecambe, LA3 3PS

£2,200 Per Calendar Month

LEASE ASSIGNMENT - Very deceptive Warehouse premises situated on the ever popular White Lund Industrial Estate ideally situated for access to the Bay Gateway and M6 motorway network. Particularly tall eaves height offering excellent storage potential.

Reception Office, Warehouse, Store Rooms, Kitchen and Toilets. First floor Office and large Mezzanine. Reserved parking spaces.

Viewing highly recommended.

Location

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 Bay Gateway provides direct access avoiding Lancaster City Centre.

Description

Very deceptive Industrial unit with good storage and further first floor mezzanine storage situated in a very popular location ideally placed for access to the Bay Gateway.

Overall floor area of some 3,250 square feet or thereabouts.

Accommodation

Ground Floor

Reception Office

24'3" x 12'4" (7.406 x 3.773)
Overall measurement including staircase leading off and Toilet.

Toilet

Main Warehouse

43'1" x 28'11" (13.146 x 8.814)
With staircase leading off to the first floor mezzanine.

Store Room

12'8" x 11'10" (3.876 x 3.608)

Store Room

14'3" x 11'10" (4.360 x 3.628)

Toilet

'L' shaped Kitchen

13'11" x 10'6" and 7'0" x 8'8" (4.250 x 3.222 and 2.144 x 2.645)

First Floor

Large Mezzanine

44'9" x 15'0" and 29'6" x 7'6" (13.661 x 4.576 and 9.017 x 2.302)

Office

17'2" x 12'4" (5.257 x 3.766)
Plus open recess and staircase down to reception office.

Services

Mains services connected.

Rateable Value

£13,000.

EPC

The property's current energy rating is Band 'D'.

VAT

The subject property is elected for vat, so vat will be payable in addition to the rent.

Lease Terms

These premises are being offered by way of a lease assignment due to the existing tenant wishing to relocate to other premises.

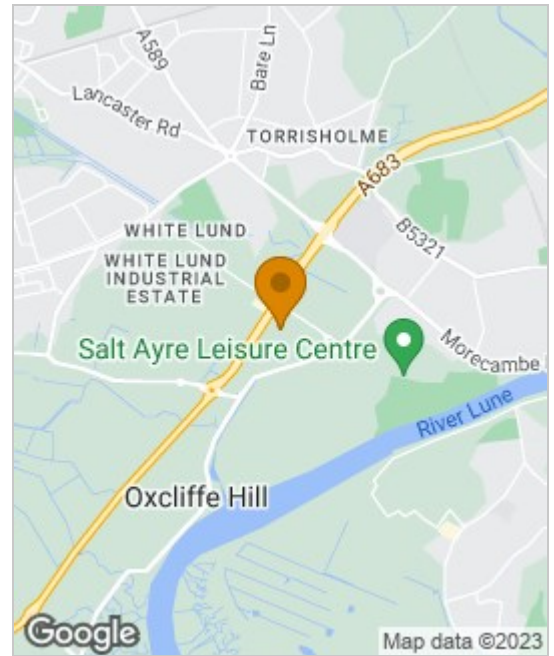
Anticipated rental figure for a new lease to be £2,200 per calendar month plus vat. The landlord reserves the right to agree to any new tenant assignment.

Legal Costs

Legal Costs for the landlord in this transaction may be due and payable by the incoming tenant.

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	

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