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**TO  
LET**



INDICATIVE SITE PLAN  
FOR IDENTIFICATION PURPOSES ONLY

## REFURBISHED INDUSTRIAL UNIT WITH SECURE YARD

748.7 m<sup>2</sup> ( 8,058 ft<sup>2</sup> )

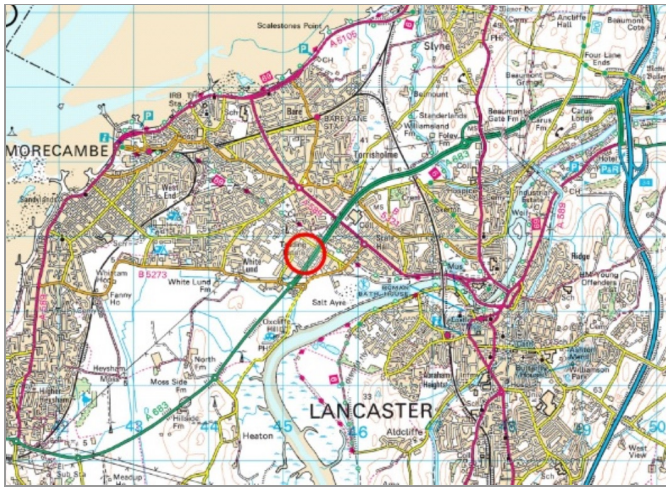
**Falcon House  
Eastgate  
White Lund Industrial  
Estate  
Morecambe  
LA3 3DY**

- Established commercial location within White Lund Industrial Estate
- Excellent connectivity to Junction 34 of the M6
- Secure self contained yard
- Good eaves height of 5.83m rising to 6.49m

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## Location

The property is situated in an established commercial location on Eastgate, Morecambe, within White Lund Industrial Estate benefiting from profile on to Morecambe Road (A683) close to the intersection with Heysham Bypass and therefore providing excellent communications with Junction 34 of the M6 motorway being approximately 3 miles to the north east via the Bay Gateway.

Morecambe Town Centre lies circa 2 miles to the west and Lancaster City Centre less than 2 miles to the east.

## Description

An attractive industrial/warehouse unit of steel portal frame construction, with blockwork infill elevations surmounted by profile metal cladding, beneath a pitched insulated profile metal clad roof incorporating translucent roof panels.

Internally, the premises provide a predominantly open plan warehouse together with well-presented two-storey office accommodation. The warehouse is accessed via two roller shutter doors and a personnel door from the yard, with the roller shutters measuring approximately 4.02m wide by 5.62m high. The space benefits from concrete flooring, LED strip lighting, a kitchenette area and mezzanine level of steel frame construction accessed via a steel staircase. The warehouse also provides a generous eaves height of approximately 5.83m, rising to 6.49m at the apex.

The office accommodation is arranged over ground and first floor level and comprises a mix of open plan and cellular rooms and have been recently refurbished providing suspended ceilings incorporating LED lighting, perimeter trunking, laminate and carpeted floor finishes, gas central heating, a reception area, and male, female and disabled WC facilities. The offices also benefit from UPVC windows to the front elevation.

The property further benefits from a new roof with the balance of a 25-year warranty available to an incoming tenant.

Externally, the unit is set within a secure site providing hardstanding parking and a good-sized yard area, enclosed by palisade fencing and accessed via a palisade gate. The yard also benefits from external spot lighting.

The total site area extends to approximately 0.4 acres, with around 0.2 acres comprising hardstanding

## Accommodation

We have estimated the unit extends to the following gross internal areas:

	m <sup>2</sup>	ft <sup>2</sup>
Warehouse	445.75	4,798
Ground Floor Offices	106.66	1,148
First Floor Offices	106.66	1,148
Mezzanine	89.61	964
<b>Total</b>	<b>748.68</b>	<b>8,058</b>

## Services

We understand that the premises benefit from mains electricity (3-phase), gas, water and drainage.

## Rating Assessment

The premises will need to be assessed for rating purposes.

Interested parties are advised to make their own enquiries with Lancaster City Council ([www.lancaster.gov.uk](http://www.lancaster.gov.uk)).

## Planning

It is understood the premises benefit from an established use within Classes B2 & B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are recommended to make their own enquiries with Lancaster City Council.

## Terms

The premises are available by way of a new Full Repairing and Insuring (FRI) lease for a term of years to be agreed.

## Rental

£55,000 per annum exclusive.

## Service Charge

There will be a service charge levied for soft landscaping.

## Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon as an accurate representation.

## Energy Performance Certificate

Falcon House Eastgate Morecambe LA3 3DY	Energy rating <b>D</b>	Valid until 19 June 2032
		Certificate number 4177 9659 2996 5472 9338

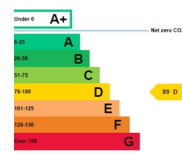
Property type	B2 to B7 General Industrial and Special Industrial Groups
Total floor area	569 square metres

### Rules on letting this property

\*Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## VAT

All figures quoted will be subject to VAT at the standard rate.

## Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

## Enquiries

Via the sole agents:

**Eckersley**

Telephone: 01524 60524

Contact: Harry Holden

Email: [lancaster@eckersleyproperty.co.uk](mailto:lancaster@eckersleyproperty.co.uk)