



# Middleton Business Park

Heysham



Close to Port of Heysham  
& EDF Power Stations



Good access J34 M6

For Sale

# c.11 Acre

## Industrial Development Site

with planning for B2/B8 development

This industrial opportunity is situated close to Heysham Port at the end of the Bay Gateway which connects the port directly to the M6 motorway network.



HEYSHAM POWER STATION

HEYSHAM PORT

A683 BAY GATEWAY

MAIN AVENUE

MIDDLETON ROAD

Middleton Business Park

J34

M6

LANCASTER



Close to Port of Heysham & EDF Power Stations



Good access J34 M6

# Location

This industrial opportunity is situated close to Heysham Port at the end of the Bay Gateway which connects the port directly to the M6 motorway network.

An ideal location for logistics that use the port for roll on/roll off freight access to Ireland.

The site is also very close to one of the largest on-shore substations in the country with Heysham nuclear power station also in close proximity.

Great potential therefore for this industrial location.



Good Access /A683 Link Road



Access to J34 / M6



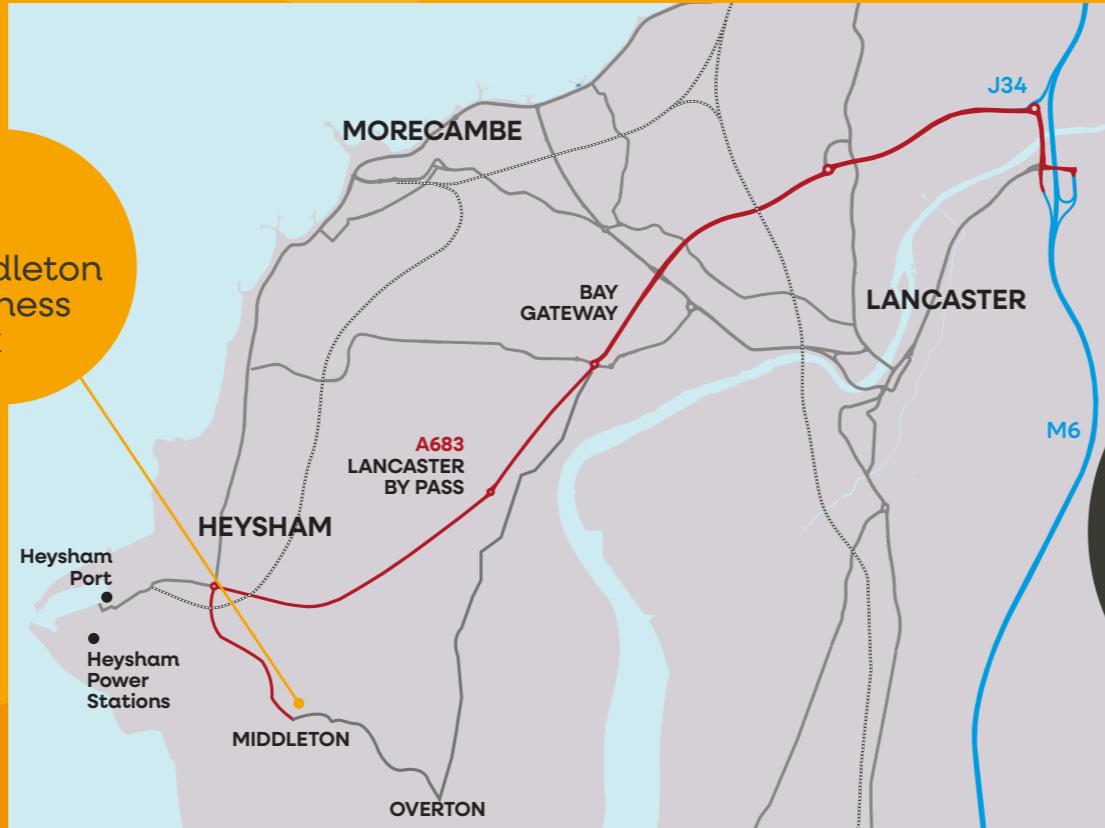
Rail / West Coast Main Line



Lancaster City Centre



Port of Heysham



An ideal location for logistics



# Description

An industrial development site which has recently been conditionally approved by Lancaster City Council for B2 and B8 development subject to a s.106 agreement being agreed under application number 23/01182/OUT.



Middleton  
Business  
Park



c.11 acres site  
approx total  
developable  
area 8.5 acres

## Further Information

### Terms

For Sale Freehold.

### Price

On application.

### Rateable Value

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

### VAT

All terms quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

### Planning

The site has planning consent for B2/B8 development subject to a s.106 agreement being agreed under application number 23/01182/OUT. Contact Lancaster City Council on 01524 582000.

### Legal Fees

Each party to be responsible for its own legal costs in connection with the transaction.

### AML

The purchaser will be required to provide all necessary information to comply with anti-money laundering legislation.



Middleton  
Business  
Park

## Contact

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