



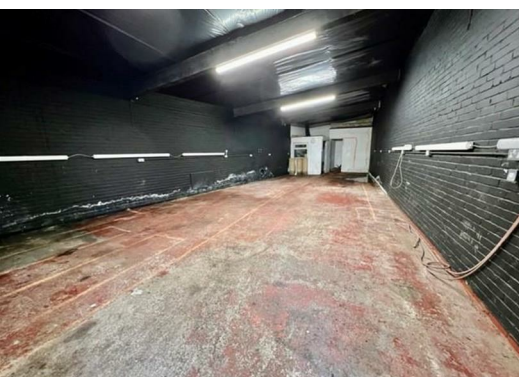
**FISHER
WRATHALL**
COMMERCIAL



11a Whitefield Place, Morecambe, LA3 3EA

£550 Per Month

TO LET - Versatile workshop unit extending to approximately 950 square feet, overall measurement, located on the periphery of White Lund Industrial Estate. The unit would be suitable for various workshop and storage uses. Realistic rental level. Now vacant. Immediately available.



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LOCATION

Whitefield Place is a vibrant, family run Business Park, with 16 Units off White Lund Road close to White Lund Industrial Estate.

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 M6 link road, the Bay Gateway provides direct access avoiding Lancaster City Centre.

DESCRIPTION

This end unit at the head of the cul de sac on the right hand side offers versatile storage/workshop space within an established industrial estate.

ACCOMMODATION

Workshop of approximately 950 square feet, overall measurement, including office area and toilet.

SERVICES

Mains electricity, water and drainage connected.

LEASE TERMS

Leasehold - Flexible lease terms subject to landlord approval. Ideally a 3 year lease. Guarantor may be required.

Realistic rental level of £550 per calendar month.

LEGAL COST

The in going tenant to be responsible for the landlords reasonable legal costs incurred in connection with preparation of the lease.

RATEABLE VALUE

Rateable value £2,900

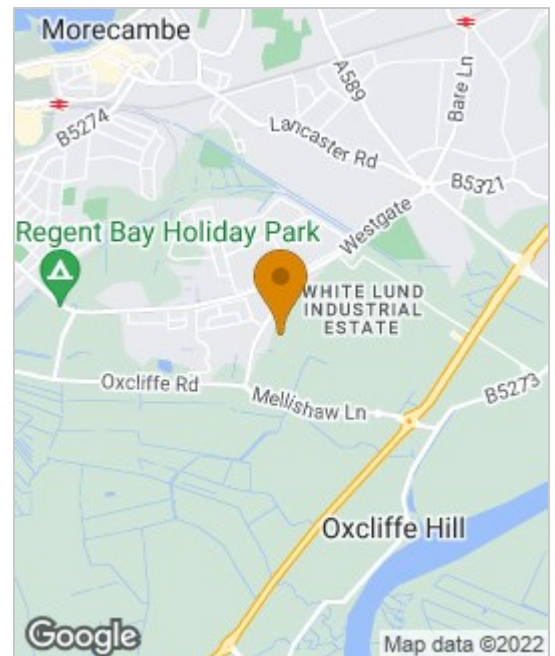
VAT

All outgoings quoted are exclusive of, but may be subject to, VAT.

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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