



Unit 1a Station Yard

Grange-Over-Sands, LA11 6DW

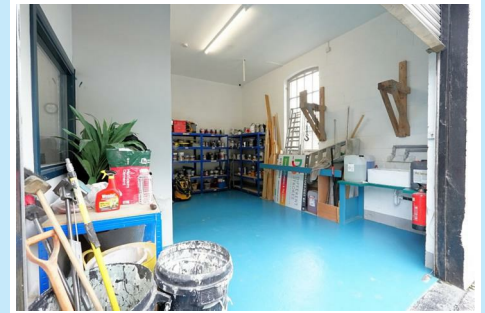
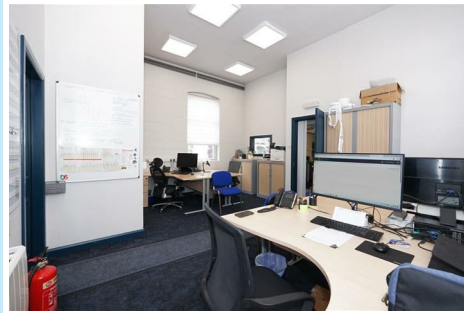
Offers In The Region Of £180,000



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Strategically positioned on the edge of Grange-Over-Sands, this industrial unit at Station Yard presents an exceptional opportunity for businesses seeking a strategic location. The property boasts a spacious layout, ideal for a variety of industrial uses, making it a versatile choice for entrepreneurs and established companies alike. This combination of functionality and charm makes the property an attractive proposition for those looking to establish or expand their business in a thriving area.

Welcome to this versatile and well-appointed commercial property, thoughtfully designed to support a variety of business operations with a balance of storage, office, and functional amenities.

Upon entering the building, you're immediately greeted by a varied ground floor space, perfect for bulk storage and operational use. The area benefits from tall ceilings, offering excellent vertical storage capacity, and is easily accessible via a full-sized electric door—ideal for deliveries and vehicle loading.

Just off the main space, there is a comfortable, well-lit office featuring carpeted floors and a quiet atmosphere, making it a great environment for administrative work or client meetings. The layout is both practical and professional, ensuring a seamless workflow between office and storage areas.

The ground floor also includes a convenient toilet and a kitchen, equipped with hot running water, offering staff a practical and comfortable area for breaks. In the rear portion of the building, an additional enclosed room provides further storage space or an extra office, either for keeping materials organized and out of the way.

Upstairs, a discreet loft area provides even more storage options. The other half of the loft is lightly boarded, it serves as an excellent solution for storing lower-access items or archives without intruding on the main working areas below.

Outside the property, a Tesla charging point is available, supporting electric vehicle use and enhancing the building's eco-conscious credentials. Two secure exterior storage spaces are also provided, both safeguarded with robust padlocked metal gates, making them ideal for tools, materials, or equipment requiring additional security.

Overall, this commercial building offers a smart blend of functional space, comfort, and convenience, making it a highly adaptable base for a range of business needs.

Office

13'10" x 18'0" (4.219 x 5.501)

Warehouse

18'0" x 10'9" (14'3") (5.50 x 3.30 (4.36))

Kitchen

11'1" x 9'2" (3.40 x 2.80)

WC

8'7" x 2'11" (2.64 x 0.91)

Store

8'6" x 8'0" (2.60 x 2.45)

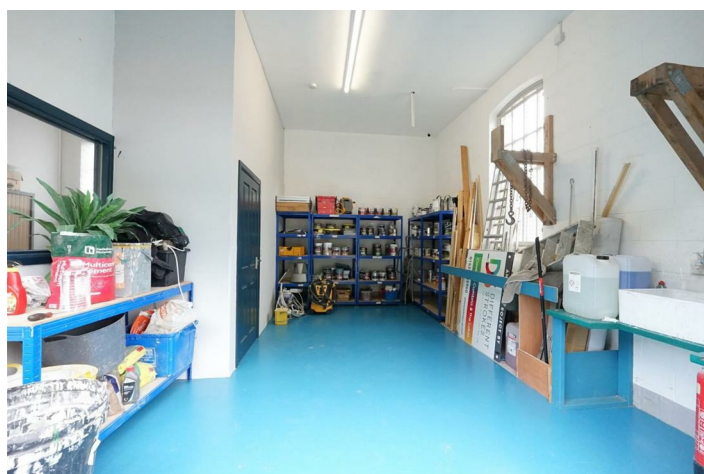
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11'1" x 18'0" (3.39 x 5.51)



- Downstairs and Upstairs Space
- Electric Roller Door Access
- Electric Vehicle Charging Point
- Views of Morecambe Bay

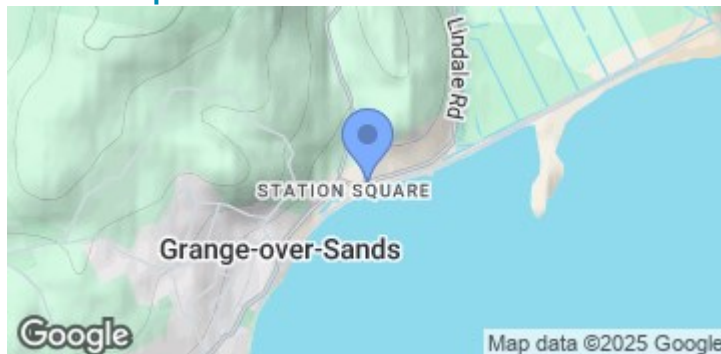
- W/C and Kitchen Amenities
- Exterior Secure Storage Space
- Parking for Multiple Vehicles
- EPC - TBC



Road Map



Terrain Map

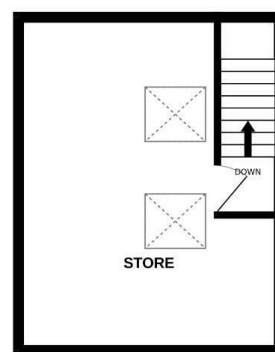


Floor Plan

GROUND FLOOR
795 sq.ft. (73.9 sq.m.) approx.



1ST FLOOR
256 sq.ft. (23.8 sq.m.) approx.



TOTAL FLOOR AREA : 1051 sq.ft. (97.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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		