



## Unit 7, Southgate, Morecambe, LA3 3PB

A purpose-built industrial warehouse unit with roller shutter door access and mezzanine level.

The accommodation includes a ground floor area of ~4,692 sq. ft. (435.9 sq. m.), and a mezzanine level of ~4324 sq. ft. (401.7 sq. m.) with a gross internal area incorporating a rear store, kitchen, W/C block, and front office accommodation, together with mezzanine storage above both the office and rear sections. The internal height to the underside of the trusses is 13'11" (4.25 m).

Mains water, drainage, and 3-phase electricity are connected. The property provides great space on the well-established White Lund Estate. Ready for immediate occupation, it is well-suited to a wide variety of business and industrial uses.

Prominent location in Morecambe's main commercial hub

Immediately available - PRICE PER MONTH PLUS VAT

**£2,750 Per Calendar Month\***

# Floorplan

Corrie and Co aim to sell your property at the best possible price in the shortest possible time. We have developed a clear marketing strategy to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

