

GATEWAY - No 1 Southgate

White Lund Industrial Estate, Lancaster, LA3 3PB



Description: Comprising a level hard standing concrete yard space, **Site 1b** is contained within a secure fenced site with barrier-controlled access and overnight manned security presence. The site is rectangular in form and would provide useful accommodation for a number of uses, including trailer storage, plant and machinery, vehicles or palletized stock.

Location: The site is located within Gateway, a mixed occupier secure industrial compound fronting Southgate on White Lund Industrial Estate. Direct access to Bay Gateway is available via Mellinshaw Lane opposite Wicks, the M6 motorway being immediately available at J36 (3miles east). Heysham Port is accessible southwest of site (3miles).

Area: The site extends to a width of 49M and 20.5M deep, being 1,004.5 Msq

Business Rates: The property is not currently assessed for business rates.

Terms: The site is available on license, a minimum occupation of 6months is proposed. A Service charge is payable in respect of site security, common area site lighting, management and facilities. A detailed breakdown is available on request.

Fee: A license fee of £1,020 per calendar month is payable and 3months fee is payable on completion.

VAT & Costs: VAT is addition to quoted sums. Each party shall bear their own legal costs in respect of this license for occupation. The occupier will pay all outgoings associated with their occupation of site.

Further information:

- Contact [Jody Lauder](mailto:jody.lauder@carigietcowen.co.uk) via email link; or call our offices on 01228 544733



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