Richard P Taylor
CHARTERED SURVEYORS

Regulated by RICS

INVESTMENT FOR SALE

WILLOW BUSINESS PARK
HORNBEAM ROAD
LANCASTER
LA1 5NA



INVESTMENT – For Sale

Willow Business Park, Hornbeam Road
Lancaster, LA1 5NA

www.rptaylor.co.uk
Tel: 01524 542717

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Location:

The property is set within the medieval city of Lancaster, in the northwest of England. Lancaster is a historic city with Roman ruins and the infamous Lancaster Castle, synonymous with the trial for the Pendle Witches and the War of the Roses.

Lancaster has direct access to the M6 motorway at J33 and J34 and is approximately 25miles south of the English Lake District and 17miles west of the Yorkshire Dales National Park.

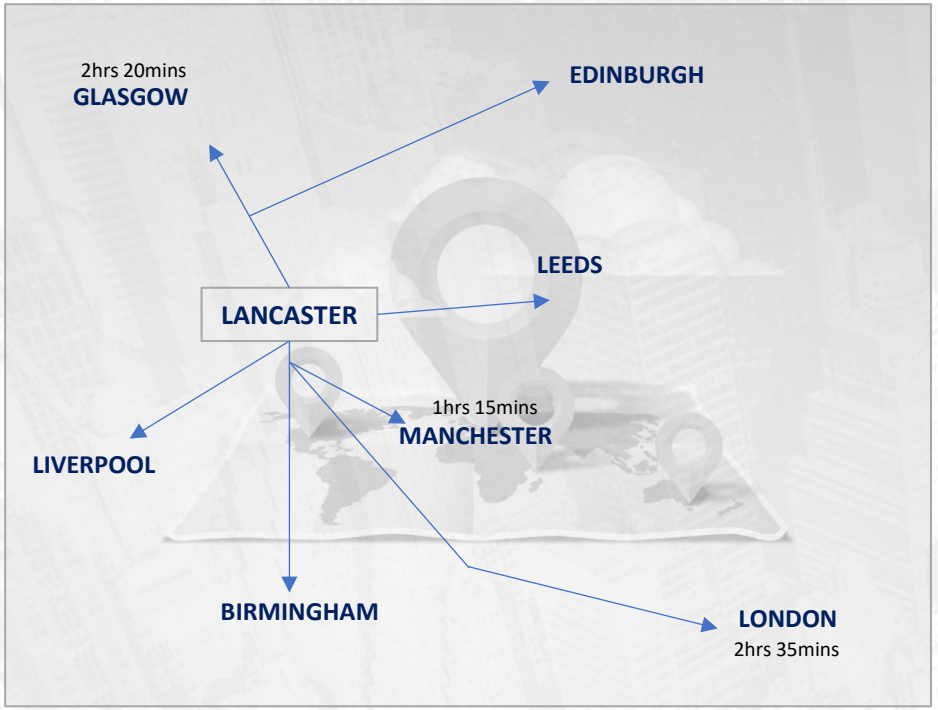
Lancaster is positioned on the west coast mainline, approximately 20miles north of Preston, and with 2hrs 35mins of London Euston. Manchester and Manchester International Airport are within 1hrs 20mins and connected by hourly rail services.

Drive times to Preston, Kendal, Carlisle, Blackburn, Bolton, Manchester and Liverpool are within approximately 1hr15m.

The District of Lancaster has a ONS recorded GDP of £4.4billion per annum and a population of 145,006 and a population growth change for 2019-2024 of 3.7%.

The district comprises the urban centres of Lancaster itself, but also Morecambe, Heysham and Carnforth along with those outlying locations such as Warton, Galgate, Caton and Hornby (which is famous for its Castle's connection to the War of the Roses).

The city has two universities and a busy festival calendar operated and promoted by BID Lancaster, and will be the future home of Eden Project North which is assessed by Lancaster University Business School to deliver >£200m annual boost to the local economy and deliver 400 direct employed roles and a support sector gain of approximately 1,400 jobs.




Lancaster Castle

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Situation:

The property is situated on the west side of the city centre, positioned on the edge of Lune Business Park or formerly Lune Industrial Estate, which is currently undergoing a significant level of inward investment by the owner; new build accommodation, refurbishments and redevelopments are being implemented - this will reinforce the commercial location and cement demand within the vicinity.

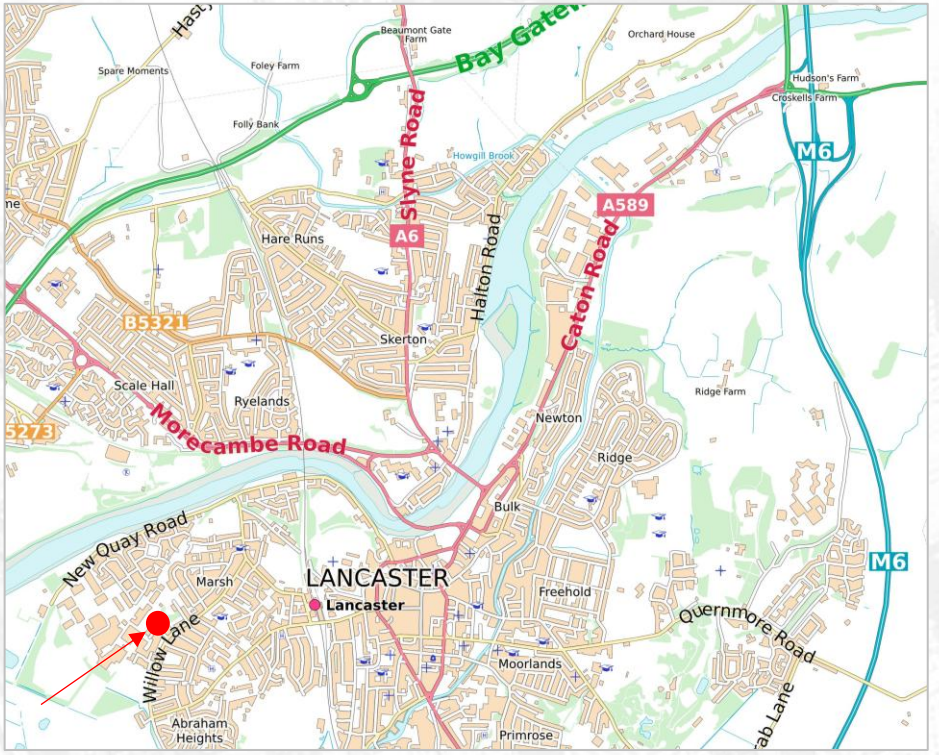
The Marsh area of Lancaster, though widely made up of housing does host the presence of Lune Business Park; this offers a variety of accommodation from 500ft² – 15,000ft² which offers offices, industrial workshop units, storage and distribution spaces, as well as manufacturing premises. A new creche / nursery and supermarket are anticipated, with a gym having already been implemented.

The units constructed as part of a phase one introduction have been let up and demand has been consistent since the redevelopment proposal was commenced. A phase two implementation is planned for fall of 2027. Existing occupiers to the development comprises Howdens Joinery, First Sub Sea, MP Haulage, Normesh, STS Manufacturing, Fireus and White & Company Removals.

The site is reasonably accessible via Willow Lane and its links with St Georges Quay. The city centre is 10min walk from the premises, the bus stops to Willow Lane are within a 1 and 3min walk respectively.

A Spar convenience store is within 150m of the subject premises.

The M6 is accessible via Caton Road (A589) 2.5miles northeast of site; Morecambe is easily accessible via Morecambe Road which in turn links with Bay Gateway and the Port of Heysham.




St Georges Quay


Williamson Park Memorial

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Description:

Willow Business Park offers a well-defined property which is home to a variety of construction industry occupiers. The business park is easily accessible off Hornbeam Road, this being easily accessed by vans, fixed axle and articulated vehicles.

The scheme has 7 brick / block constructed industrial units with modern metal insulated clad roofs and 5no. shipping containers used for storage (being 4no. 20ft containers and 1no. 40ft container). The whole is set around a central shared courtyard being available shared access.

There is external storage and carparking spaces to the front of the units. The site is enclosed by palisade fencing and offers hard concrete standing to all areas, including entrances and enclosed yard parts.

Accommodation:

The site is held on HM Land Registry title number LA921939 (edged red on the above plan) and is noted to extend to an approximate area of 0.67 acres.

The units extend to a gross internal areas (as follows):

Unit 1	(with external area)	73.32 m^2	789 ft^2
Unit 2	(with external area)	138.85 m^2	1,495 ft^2
Unit 3	(with large enclosed yard)	94.62 m^2	1,018 ft^2
Unit 4	(with external area)	51.51 m^2	555 ft^2
Unit 5	(with external area)	51.52 m^2	555 ft^2
Unit 6a	(with external area)	122.27 m^2	1,316 ft^2
Unit 6	(with external area)	218.91 m^2	2,356 ft^2

Container 1 20ft	Container 2 20ft	Container 3 20ft
Container 4 20ft	Container 5 40ft	









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Services:
The site is understood to be linked to principal mains connections within Willow Lane, including 3-phase electricity, mains gas, water and drainage.

Planning:
The planning use is understood to comprise a precedent grant for Light Industrial Use (B1/B2).

Opportunity:
A long-standing investment property with fantastic scope for asset management opportunities, and or owner occupation (as preferred).

The agent is informed that the scheme has operated at a 100% occupancy for >5yrs; Unit 3 is currently vacant and to-let due to the owner occupier business closing (due to their recent demise).

Longer term redevelopment to modern portal frame constructed accommodation would be possible (subject to planning).

Rents across the scheme are considered to be below market tone; modern lettings within the location headlining sums >£9.50 per ft^2.

Local Authority:
Enquiries can be made with the Planning Department who may be contacted on the following:

Lancaster City Council
T: 01524 582000 W: lancaster.gov.uk

Tenure:
Freehold title (HM Land Registry LA921939) which the agent understands offers clean and marketable title, without onerous restriction, tithe or chancel demand.

The property is occupied by a number of rent paying tenants which occupations are noted below:

The tenant occupations do not hold registered leases.

The gross rental for the scheme, including for the advertisement of Unit 3, is reasonably assessed to be **£43,864 per annum exclusive** - the units being let as follows:

Unit:	Occupier:	Rent p.a (exclusive):
1	UK Roofing Company Ltd	£3,168.00
2	Andrew Broster & Sons Roofing Limited	£6,204.00
3	**To Let – Asking £8,500 per annum**	
4	Walkers Joinery & Building Services	£2,904.00
5	Private Individual	£2,640.00
6a	HLS Northwest Ltd	£6,996.00
6	Anchor Flooring Ltd	£8,172.00
Storage Yard	4no. Containers let to Private Individuals, 1no. Container let to Lancaster Building Contractors	£20.00 per week

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Business Rates:

The Valuation Office Agency notes the following assessments within the 1 April 2026 List:

Unit	Address	Rateable Value (p.a)
1 & 2	53 Hornbeam Road	£6,100
3	56 Hornbeam Road	£7,400
4	60 Hornbeam Road	£4,250
5	70 Hornbeam Road	£4,250
6 & 6a	75 Hornbeam Road	£6,100
Storage Yard	50 Hornbeam Road	£2,950

Timing & Terms:

The Freehold interest is available by way of a private treaty sale.

Price & Costs:

The Freehold interest is offered at an asking price of **£525,000** exclusive. Each party is responsible for their own costs. Figures are quoted exclusive of VAT.

Subject to Contract:

Terms are subject to formal lease and Landlord board approval.

VAT:

The agent understands the property is not elected to waive value added tax. Values noted in these details may be subject to VAT being applied at the prevailing rate.

Energy Performance Certificates:

To follow.

Anti-money Laundering Regulation:

In accordance with UK law, each named applicant will be required to comply with AML checks as arising, and to include each principal director and the named beneficiary owner in respect of a company application that is made.

Each application is treated confidentially, applicant information will not be shared with 3rd party organisations, however the pass or fail status of each application will be communicated with the Landlord.

The cost of each application shall be charged at a rate of £35.00 per applicant and which expense shall cover the application process with Veriphy (as a 3rd party provider) and which application shall include an annual sanctions assessment.



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Viewings:

Strictly via Agents

Contact: Kate Waterhouse
kate@rptaylor.co.uk

www.rptaylor.co.uk

Tel: 01524 542717



Contact:
info@tigerestates.co.uk

The property is offered **subject to contract**, prior to sale/letting or withdrawal.

Misrepresentation Act 1967
Richard P. Taylor Limited for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that:
1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchasers/tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Richard P. Taylor Ltd. nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Finance Act 1989
Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

Property Misdescriptions Act 1991
These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. Photographs taken March 2025. No tests have been carried out on any service installations, plant, machinery, equipment or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation. Circumstances may change beyond our control after the publication of these particulars.

Ref: jal / 03.2026