Richard P Taylor
CHARTERED SURVEYORS

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Workshop/Warehouse Premises To Let

Unit 4
Whitegate Business Centre
Whitegate
White Lund
Morecambe
LA3 3BS



Location
The premises form part of Whitegate Business Centre, a complex of eight workshop/warehouse units fronting Whitegate within White Lund Industrial Estate.

White Lund is the premier industrial estate within the Lancaster and Morecambe district. The subject premises are located on the older part of White Lund Industrial Estate.

Description
The premises are of brick/block construction beneath a metal clad roof and comprise workshop/warehouse premises until recently used for food preparation. The premises do have the benefit of a roller shutter door.

Accommodation
The accommodation comprises briefly as follows:-

Internal width	25.61m
Internal depth	11.48m
Gross internal area	294.05 sq.m. / 3,165 sq.ft.
WC Compartment	WC. Wash hand basin. Fluorescent lighting.
Externally	The premises have the benefit of allocated parking spaces to the front.

Services
The premises have the benefit of mains water, electricity, drainage and gas.

Lease
The premises are available on a new lease for a term of three years on effectively a full repairing and insuring basis.

Rent
£14,700 per annum exclusive, payable monthly in advance.

Deposit
A deposit will be required by the Landlord to be paid by the ingoing Tenant on completion of the lease, said deposit being equivalent to one quarter's rent in the sum of £3,675.

Service Charge
There is a service charge payable of £756 per annum, which is subject to year end reconciliation, being for the maintenance and lighting of communal areas.

Insurance
The insurance due for the premises for the current financial year through to the 31st March, 2026 is £791.09 per annum.

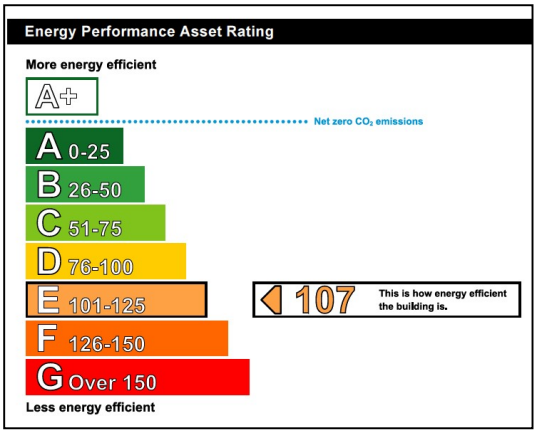
Richard P Taylor Chartered Surveyors is a trading name of Two Odd Socks Limited., a limited company registered in England No. 15314814
Director: Jody A Lauder BSc (Hons), MRICS Consultant: Richard P Taylor BSc, MRICS

Rateable Value
We have ascertained from the Valuation Office Agency website that the premises are assessed to rates at £14,500 rateable value.

Costs
The ingoing Tenant will be responsible for a contribution towards the Landlord's reasonable legal costs incurred in the preparation of the Tenancy Agreement in the sum of £400 plus VAT.

VAT
All rents and service charges quoted above are exclusive of and are not liable to VAT.

EPC
The EPC Asset Rating is set out below. A full copy of the Energy Performance Certificate is available on request



Viewing
Strictly by appointment with the Agents:

Richard P. Taylor
2a Aalborg Place
Lancaster
LA1 1BJ

Telephone: 01524-542717
Website: www.rptaylor.co.uk

Subject to Contract

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

Misrepresentation Act 1967
Richard P. Taylor 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 Chartered Surveyor 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. 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.