

Chartered Surveyors
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**TO
LET**



SUBSTANTIAL OPEN AIR STORAGE

0.607 hectares (1.5 acres) -

**Former Keyline Depot
Marsh Point
New Quay Road
Lancaster
LA1 5QS**

- Secure site
- Suitable for a range of commercial uses S.T.P
- A rare opportunity with substantial hardstanding

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Location

The property is situated at the south western end of New Quay Road in the Luneside area of Lancaster and within one mile of the city centre.

The former Keyline Depot is situated close to the Lune Industrial Estate in what is an established industrial area of the city.

Access and circulation to Lancaster generally has been significantly improved following the opening of the New Morecambe Link Road (A683) to junction 34 of the M6 motorway north and east of the City Centre, with Junction 33 of the M6 also a short distance.

Neighbouring occupiers include Howdens, Quay Concrete and Kingspan Technical insulation.

Description

The property comprises a former builder's merchant's yard encompassing an area of approximately 1.21 hectares (3 acres) which is in the process of being sub divided diagonally to form two self contained compounds being secured with palisade fencing. Both plots are concrete surfaced.

The main point of access is a double gate onto New Quay Road in the north western section of the site.

Demise

We have estimated that the compounds extend to the following areas:-

	Hectares	Acres
Plot 1	LET	LET
Plot 2	0.607	1.5

Services

We understand that mains electricity, water and drainage are connected to the compound.

Rating Assessment

The current rating assessment reflects the whole site including buildings which have been demolished. Therefore, the compounds are in the process of being reassessed. Interested parties should, however, make their own enquiries of Lancaster City Council (www.lancaster.gov.uk).

Planning

It is understood the premises benefit from an established use within Class E(g), B2 and B8 of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Interested parties should make their own enquiries of the local planning authority, Lancaster City Council.

Terms

The remaining compound is available on a new full repairing & insuring lease, for a term of years to be agreed.

The lease will be contracted outside of the security of tenure provisions afforded by the Landlord & Tenant Act 1954 (as amended).

Asking Rental

Plot 1: LET
Plot 2: £50,000 per annum, exclusive.

Photographs and Plans

All photographs and plans provided within these particulars are indicative and for information purposes only and should not be relied upon.

Money Laundering

A successful Tenant will be subject to Eckersley's internal Anti Money Laundering processes, in accordance with the Money Laundering Regulations 2017 (MLRs).

VAT

All figures quoted are exclusive of, but may be liable to, VAT at the standard rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Enquiries

Please contact the sole letting agents:

Eckersley

Telephone: 01524 60524

Contact: Harry Holden

Email: lancaster@eckersleyproperty.co.uk