

To Let

Rents from £6.50 per sq ft



Commercial Units - Expressions of Interest

3,100 SQ FT (287.99 SQ M)

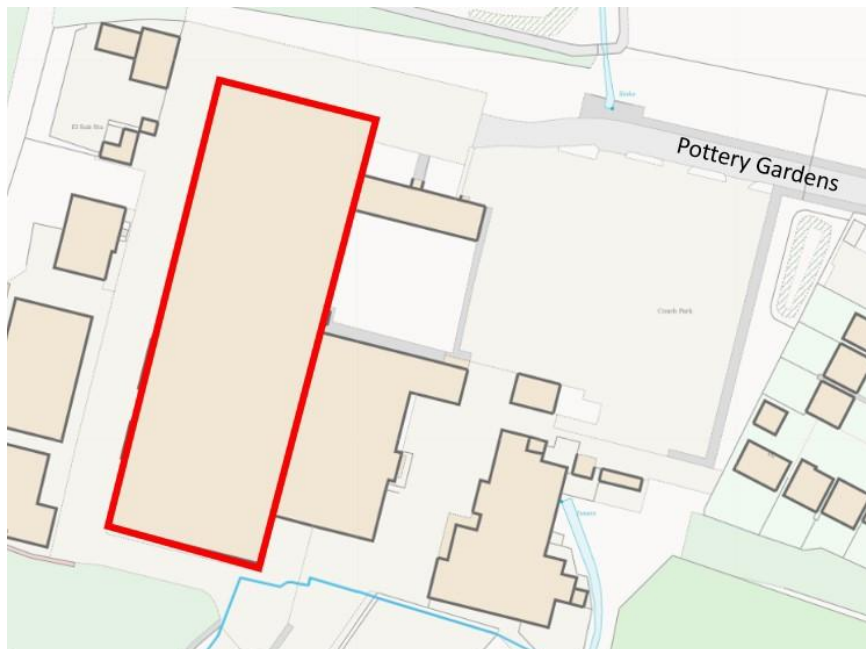
📍 UNITS AT LANCASTER LEISURE PARK, WYRESDALE ROAD, LANCASTER, LA1 3LA

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Turner Westwell
Commercial Agents

KEY FEATURES

- 3,100 sq ft
- Approximate 3.5 metre eaves height
- Available Q3/Q4 2025
- Situated on a popular, well-established leisure park
- Located on the fringes of Lancaster City Centre
- Parking and loading facilities available
- Each unit benefits from its own WC and kitchen facilities
- Rents from £6.50 per sq ft



LOCATION

Lancaster Leisure Park is situated off Pottery Gardens, which is accessed from Wyresdale Road. The leisure park is located on the fringes of Lancaster City Centre with the immediate surrounding area being predominately of a residential nature along with elements of open agricultural land.

DESCRIPTION

The subject site comprises a small commercial complex, containing 11 buildings, with associated hard standing yard areas and car park.

The unit is a large c.45,000 sq ft unit which, subject to planning, is to be split into a range of different sized units. The units will have parking and loading facilities and each have a WC and kitchen facility.

ACCOMMODATION/AVAILABILITY

3,100 sq ft - approximate 3.5 metre eaves height.

SERVICES

The mains services connected to the property include water supply, electricity supply and of course, mains drainage.

Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

LEASE TERMS

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

RENTAL

The units will be available at rentals from £6.50 per sq ft.

VAT

VAT may be applicable at the prevailing rate.

SERVICE CHARGE

A Service Charge will be levied on the site.

BUSINESS RATES

A re-assessment for Business Rates purposes is required on occupation. Interested parties are advised to make their own enquiries with the Local Rating Authority (Lancaster City Council) to satisfy themselves on the rates payable for the units.

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses. Business Rates Relief may be available for qualifying occupiers. Interested parties are advised to qualify this directly with the Local Rating Authority (Lancaster City Council).

LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.

EPC

An Energy Performance Certificate (EPC) has been commissioned and a copy of the Report is available on request.

ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

When an offer to buy or rent a property is accepted, an Anti-Money Laundering (AML) check will be required on the buyer/tenant. This will cost £30.00 (£25.00 plus VAT) and must be paid by the proposed buyer or tenant.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

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