



# SUMMARY

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- 3 phase electricity supply
- Electric roller shutter doors
- Suitable for a diverse range of businesses
- Superb potential for logistics

# DESCRIPTION

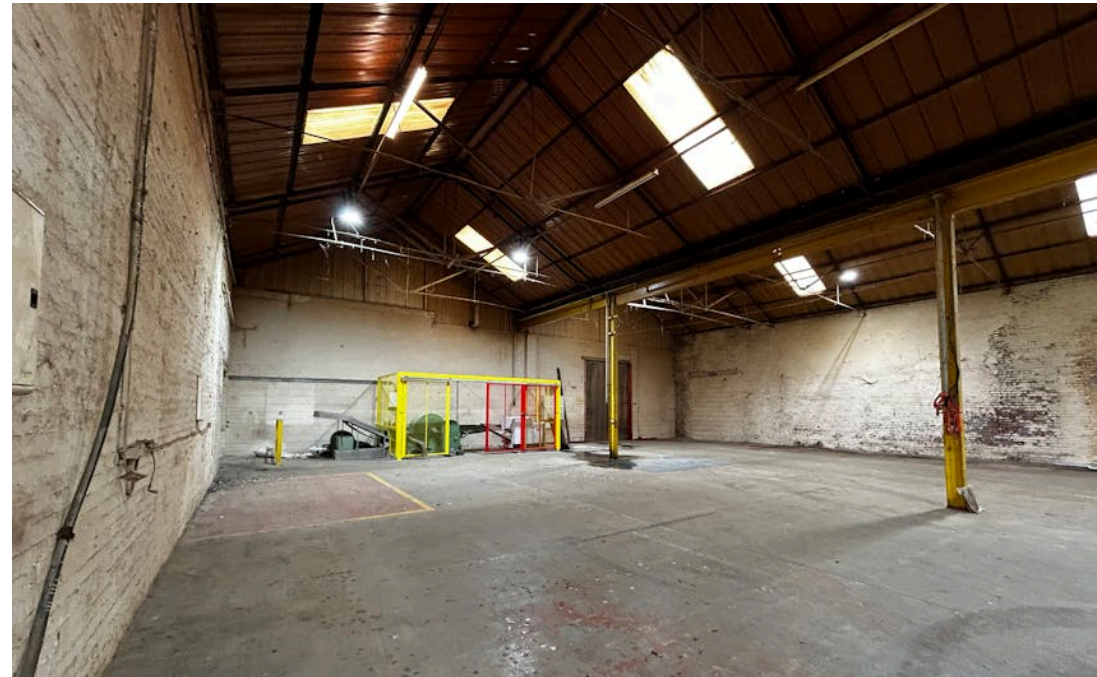
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Lune Business Park is a major 23 acre development by Hurstwood Holdings which comprises a mix of industrial and retail properties.

Units 11-13B are towards the back of Lune Business Park in the older section of the estate. The units are constructed as 4 individual units which have previously been used for storage and engineering.

The units benefit from an internal eaves height of 6 metres and would be suitable for various industrial uses. Access through into the units is via electronically operated roller shutter doors x 4 and all of the units are linked internally to create open plan workshop accommodation.

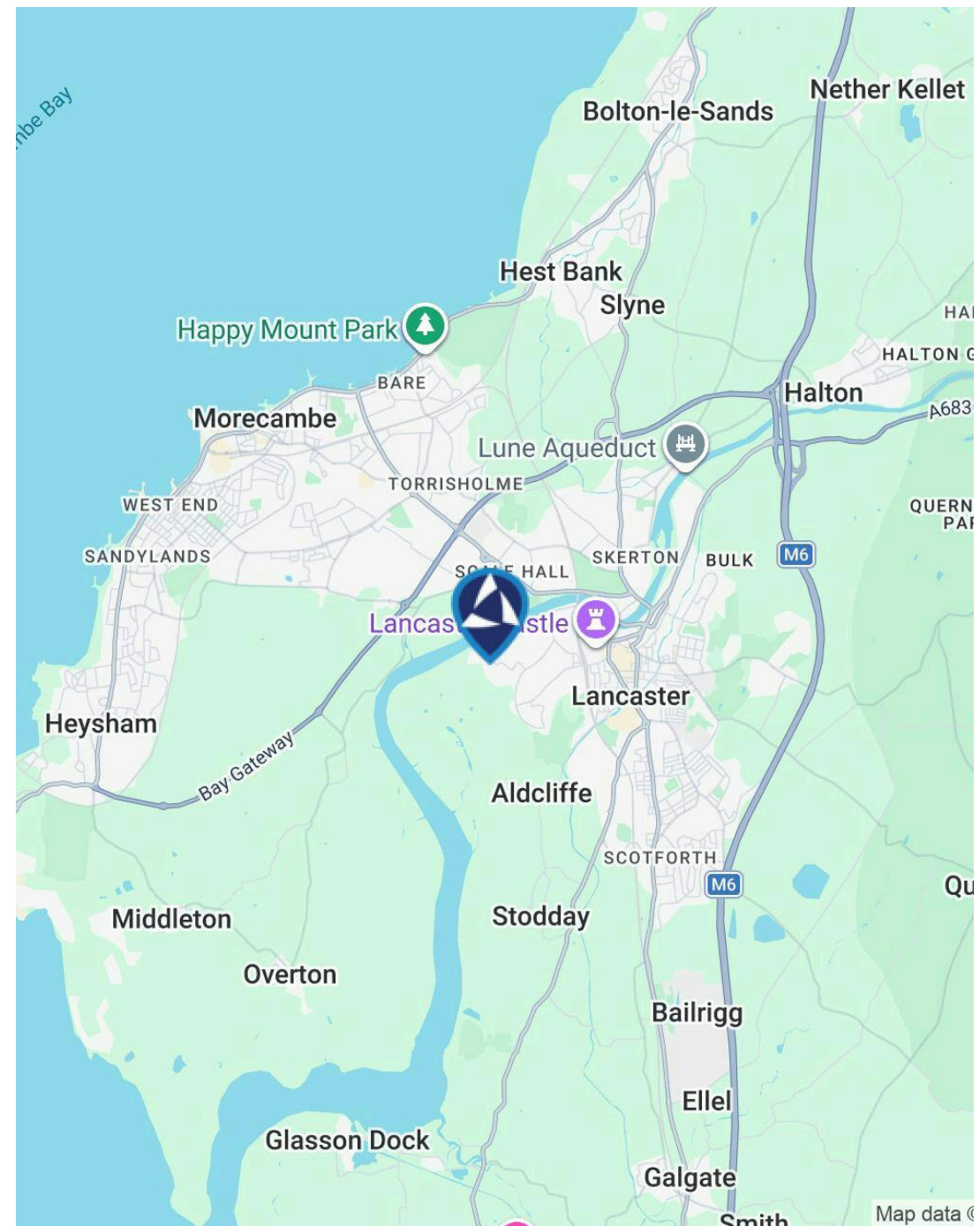
The units benefit from concrete floors throughout with blockwork walls and a double skin insulated roof, incorporating translucent roof panels.





# LOCATION

Lune Business Park is ideally located just one mile from Lancaster city centre on New Quay Road, next to the River Lune. It offers excellent connectivity, with easy access to junctions 33 and 34 of the M6 motorway. The A6 runs through the city, providing direct routes south to Preston, Chorley, and Manchester, and north to Carnforth, Kendal, Penrith, and Carlisle. The recently opened A683 link road has further enhanced transport links in the area. Lancaster is also well-served by rail, with the West Coast Main Line accessible from Lancaster railway station.





**Unit 11 - 13 - Lune Business Park**



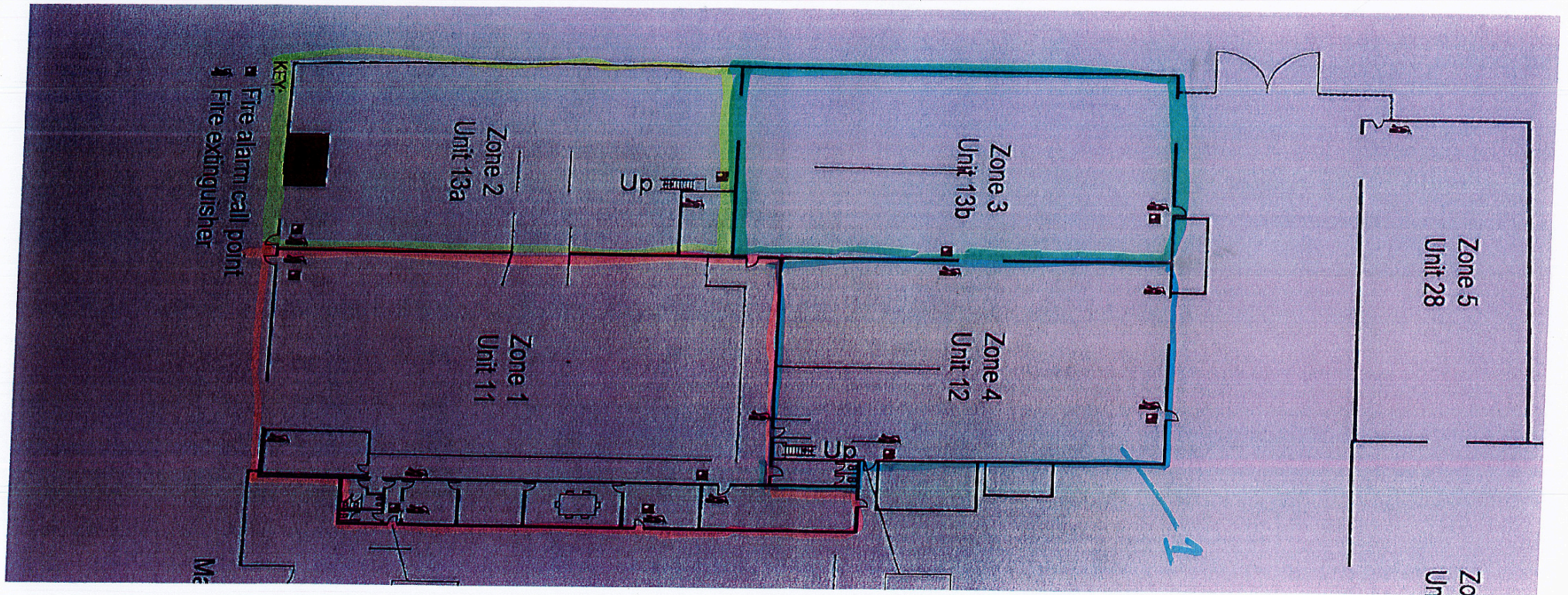


**Unit 11 - 13 - Lune Business Park**





# UNIT 11 LUNE FLOOR PLAN SPLIT.PDF





# AVAILABILITY

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NAME	SQ FT	RENT	SERVICE CHARGE
Unit - Whole Unit	31,390	£10,463 /month	£2,093 /month
Unit - Unit 11	10,798	£4,500 /month	£720 /month
Unit - Unit 13a	6,880	£2,867 /month	£459 /month
Unit - Unit 13b	6,840	£2,850 /month	£456 /month
Unit - Unit 12	6,038	£2,516 /month	£403 /month
Total	61,946		

# TERMS

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The units are available To Let on new FRI leases for a minimum 3 year term.

## TO ARRANGE A VIEWING, PLEASE CONTACT



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# HURSTWOOD HOLDINGS



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