



TO LET

24,650 Sq Ft Warehouse / Industrial Unit

Unit 2a, Gateway, White Lund Industrial Estate, Morecambe, LA3 3DA

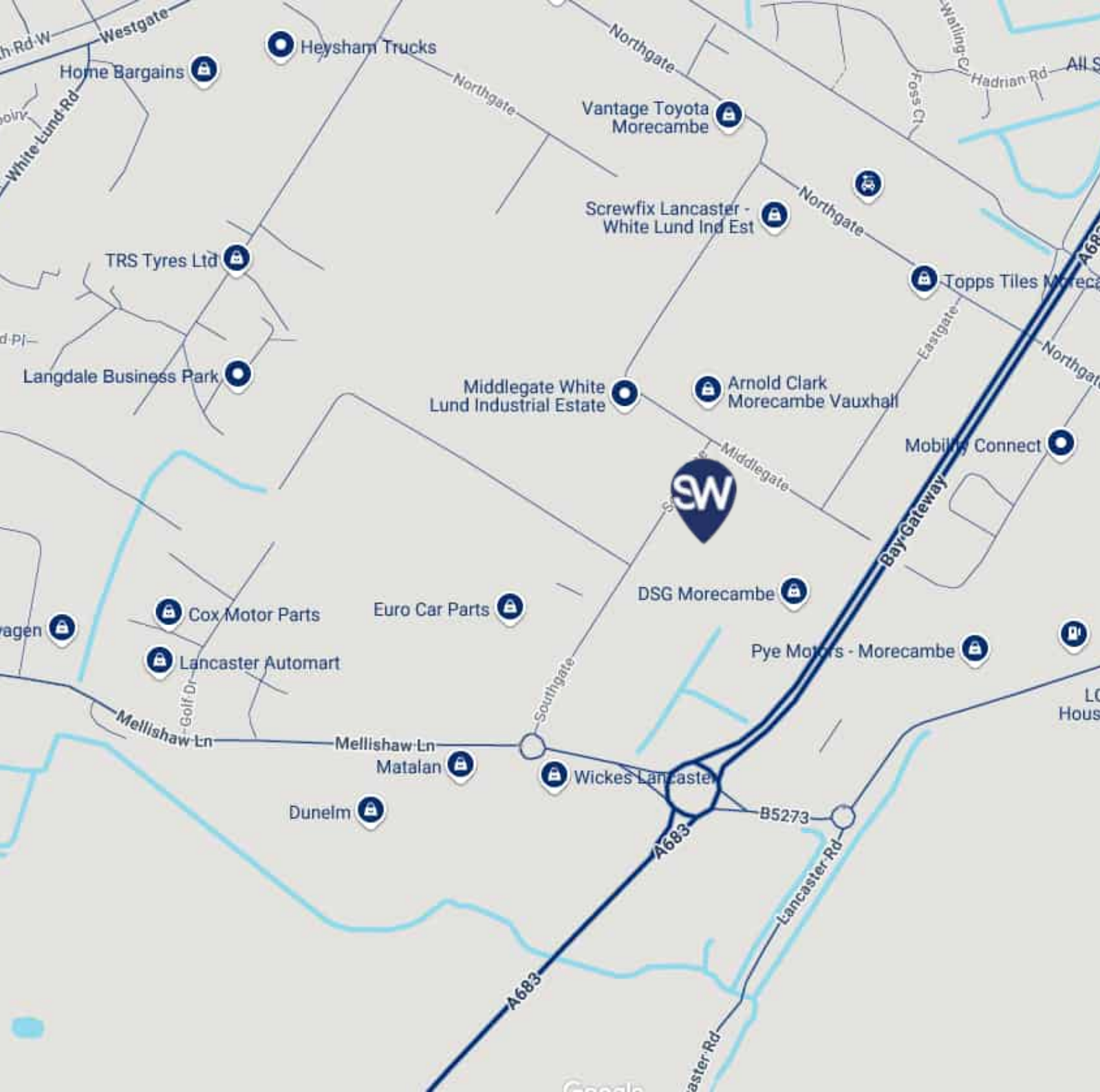


Sanderson
Weatherall



**Unit 2a Gateway
White Lund Industrial Estate /
Southgate Trade Park**





White Lund Industrial Estate / Southgate Trade Park

Southgate Trade Park is located within the well-established White Lund Industrial Estate, prominently positioned next to Lancaster Retail Park. This industrial estate is one of the key industrial zones in the district, situated between Lancaster and Morecambe. The site is conveniently adjacent to the A683 link road, providing excellent transportation access, with junction 34 of the M6 just over four miles away, as well as easy access to the new Lancaster City Centre. Southgate Trade Park features a variety of trade counter users, including Euro Car Parts. Additionally, the close proximity to the retail park means there are plenty of local amenities available.

Connectivity



Journey Time By Car

Lancaster	3 Miles (19 Mins)
Blackpool	38 Miles (49 Mins)
Morecambe	3 Miles (10 Mins)
Preston	27 Miles (44 Mins)



Description

Gateway, previously a regional distribution depot, has been subdivided into six units. Unit 2a provides a total of 24,650 sq ft of industrial and warehouse space, featuring the following specifications:

- loading doors to 2 elevations
- Tailgate loading
- Steel portal frame construction
- Solid concrete flooring
- Eaves height of 6.5m
- Ample vehicle circulation and dedicated parking areas
- CCTV security
- A prime business location with excellent transport connectivity
- LED Lighting

EPC

A full copy of the EPC is available upon request.

Lease Terms

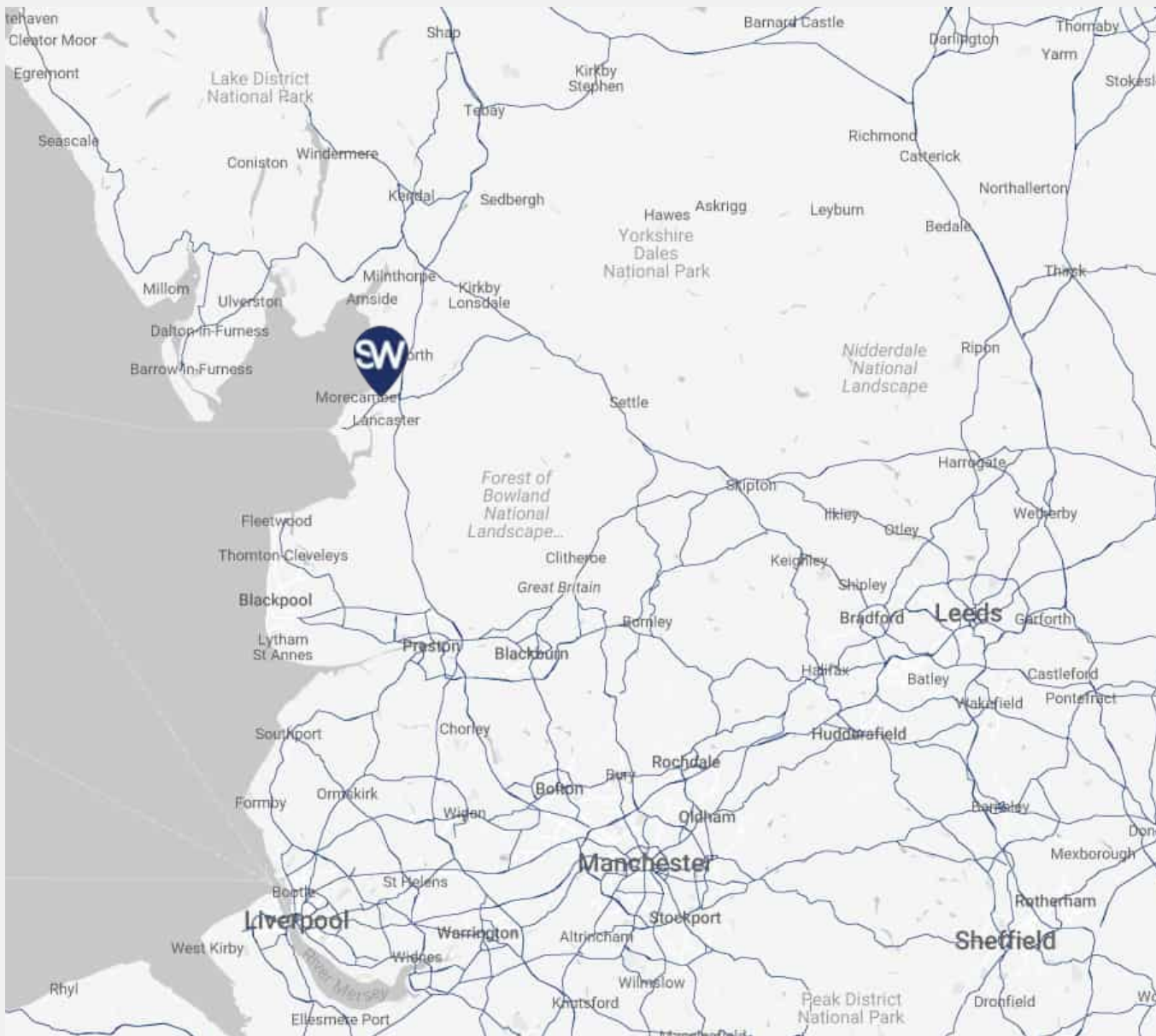
A new fully repairing and insuring lease for a term of years to be agreed.

Rent

£147,900 per annum exclusive of service charge, insurance, utilities, business rates, VAT and any other outgoings.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



Viewings

Viewing strictly by appointment only with the agent. For further information please contact:-

Adam Marshall

0161 259 7027

adam.marshall@sw.co.uk

David Murray

0161 259 7043

david.murray@sw.co.uk

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers 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 take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

August 2025



**Sanderson
Weatherall**