DM HALL

To Let

To Let Warehouse space. Roller shutter and private access.



Unit 4, Low Mills Business Park, Low Bentham, Nr Lancaster LA2 7FL

91.88 sq m
(989 sq ft)

- To Let
- Vacant Possession
- Roller Shutter and Private Access Door
- £9000 per annum

DESCRIPTION

Currently arranged warehouse/storage space, this high-spec premises offers excellent versatility.
Unit 4 is accessed via a private entrance or roller shutter access, the property opens into good sized open plan storage space with WC facilities

The property will be cleared of the existing fit-out and made available as a vacant shell, ready for a new occupier's bespoke configuration.

GIA: 989 sq ft

Per annum £9,000









LOCATION

Located in Low Bentham, on Low Mills off Mill Lane, in a peaceful riverside location, Low Bentham village sits next to its sister town of High Bentham on the edge of the North Yorkshire Dales, with neighbouring towns and villages including Tunstall and Kirkby Lonsdale.

FLOOR AREA

The accommodation comprises the following areas:
Ground and First Floor - 989 sq ft

Name	Floor/Unit	Description	Building Type	Size	s f
Unit	Unit	-	Industrial	989 sq ft	9
Total					9

EPC

C

LEGAL COSTS
Each party to bear their own costs

VAT
Not applicable

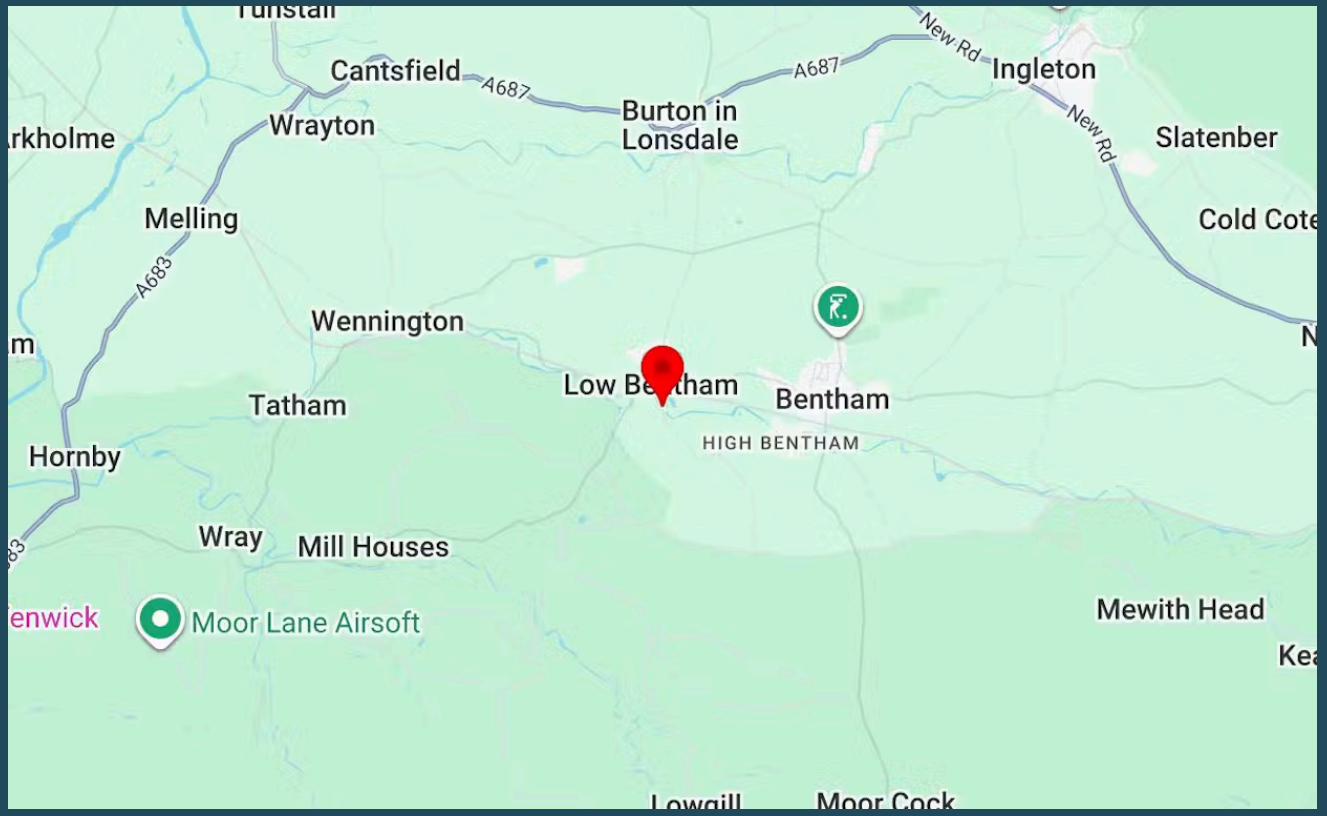
NON-DOMESTIC RATES
Interested parties should make their own enquiries with the local authority.

VIEWING & FURTHER INFORMATION
Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING
DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

DM HALL

Regulated by RICS



Make an enquiry

Caroline Hayton
0782 3415853
caroline.hayton@dmhall.co.uk

Suzie Barron
07384 818632
suzie.barron@dmhall.co.uk

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control. (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.

DATE OF PUBLICATION: OCTOBER 2026