



To Let  
Rents from £5.50 per sq ft

## Commercial Units - Expressions of Interest

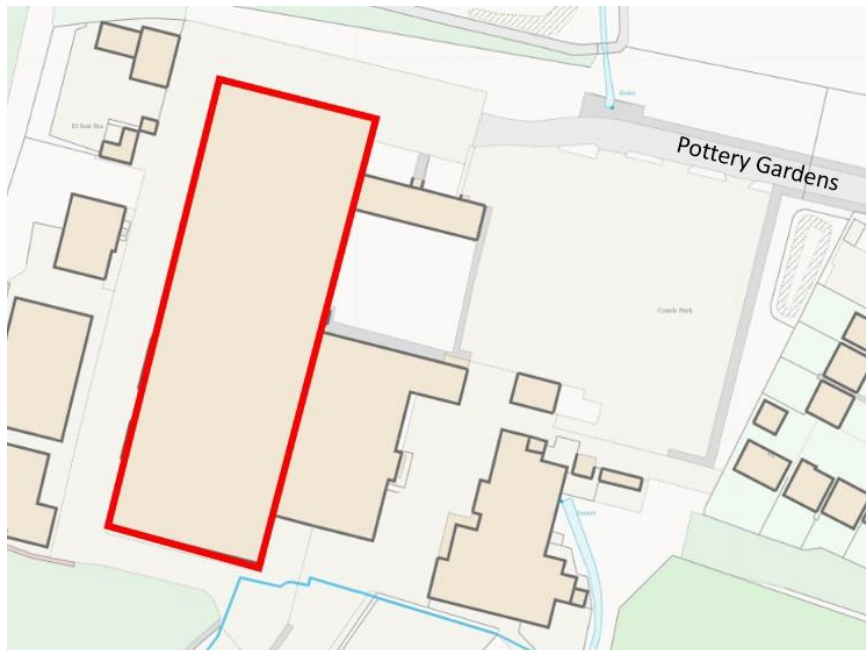
3,100 - 13,000 SQ FT (287.99 - 1,207.7 SQ M)

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

**TW**  
Turner Westwell  
Commercial Agents

## KEY FEATURES

- Units from 3,100 to 13,000 sq ft - subject to planning
- 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 £5.50 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

The units will range in size from 3,100 to 13,000 sq ft.

## 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 £5.50 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 2024/2025 Business Rates Multiplier is 54.6 pence in the £ and the Small Business Rates Relief Multiplier is 49.9 pence in the £. 100% Business Rates Relief available for qualifying occupiers. Interested parties are advised to qualify this directly with the Local Rating Authority.

## 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.

## VIEWINGS

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

**Adam Westwell** | Joint Managing Director

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