



FEATURES

- For Sale by Private Treaty
- Two detached industrial units
- Site area of approx. 0.97 acres
- Eaves heights of 4.95m and 3.6m
- Canopied rear storage area
- Freehold
- Sold with vacant possession
- 3-phase electricity
- Concrete surfaced secure site
- Vehicle inspection pit

Asking Price: £395,000

Industrial Unit

G E D Environmental Services Ltd
Field Road, Heysham
Morecambe LA3 2XU

OVERVIEW

A freehold industrial property for sale by private treaty, comprising two detached units on a self-contained 0.97-acre site. The concrete-surfaced site is enclosed by steel palisade fencing and includes a bunded area with two large storage tanks.

The accommodation includes a main workshop (4.95m eaves) with a roller shutter door, vehicle inspection pit and translucent roof lights. A separate smaller unit (3.6m eaves) contains offices, shower room with WC and a canteen, plus a canopied storage area to the rear. Heating to the offices is via a wall mounted gas fired combi boiler. Both units benefit from 3-phase electricity.

Occupying a prominent corner plot on the established Field Road industrial estate, the site is strategically located adjacent to the Port of Heysham, offering superb potential for businesses involved in logistics, distribution, and industrial services.

For Sale by Private Treaty

Floor Area

Building 1: 100.05 m² / 1,077 ft²
Canopied Area: 52.2 m² / 562 ft²
Building 2: 137.3 m² / 1,477 ft²
Total: 289.55 m² / 3,116 ft²

Rateable Value

We understand the property has a rateable value of £18,000 with effect from 1 April 2023. However, we recommend interested parties complete their own due diligence.

EPC

To be confirmed once assessed.

Tenure

Freehold with vacant possession.

VAT

To be confirmed.

Services

We understand the property is connected to mains gas, electricity, water and drainage.

Viewings

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