

# Lancaster Business Park

Modern, high specification offices available immediately.  
Various suites available from 2,136 sq ft.

**ENTER**





# Lancaster Business Park

## Description

Home  
**Description**  
Specification  
Terms  
Site Plan  
Location  
Gallery  
Enquiries

Lancaster Business Park offers a range of office suites and buildings, located in an extremely prominent position, immediately adjacent to Junction 34 of the M6 motorway and the new Lancaster Park and Ride.

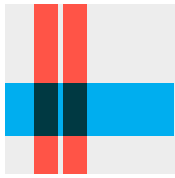
The buildings are set in well landscaped surroundings and have dedicated car parking offering occupiers a high profile position off Caton Road, Lancaster.

All accommodation includes:

- \* **High quality office interiors**
- \* **Lay in grid ceiling tiles**
- \* **LG3 lighting**
- \* **Carpet tiled floors**
- \* **Perimeter trunking for small power, data & comms.**
- \* **Male, female and accessible toilets on each floor**
- \* **Electric lifts**
- \* **Overflow car park**



**Need more info? Get in touch**



# Lancaster Business Park

## Building 5

Home

Description

### Specification

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## Building 5

<b>Ground floor</b>	<b>2,122 sq ft</b>
<b>First floor</b>	<b>2,122 sq ft</b>
<b>Total Floor Area</b>	<b>4,244 sq ft</b>

- \* Both floors include VRF air conditioning
- \* 11 dedicated car parking spaces



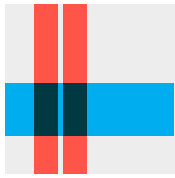
**Ground Floor**  
2,122 sq ft



**First Floor**  
2,122 sq ft



**Need more info? Get in touch**



# Lancaster Business Park

## ◀ Suite 6, Building 11

Home

Description

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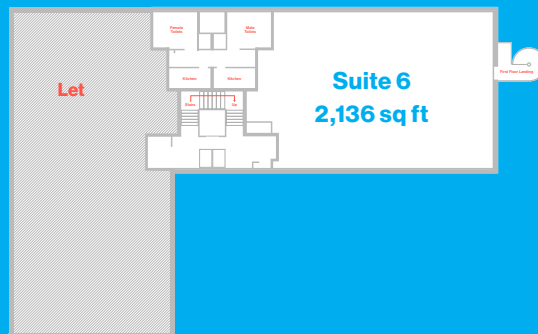
Enquiries

### Suite 6 Building 11

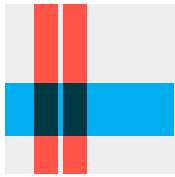
**Suite 6, Second Floor** 2,136 sq ft

\* Includes gas fired central heating

\* 7 dedicated car parking spaces



**Need more info? Get in touch**



# Lancaster Business Park

Terms

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## Terms

The accommodation is available by way of full repairing and insuring leases for a term of years to be agreed.

## Rent

Full details and quoting rents are available on application.

## Legal

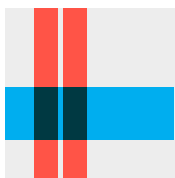
Each party to bear their own legal costs incurred in the transaction.

## VAT

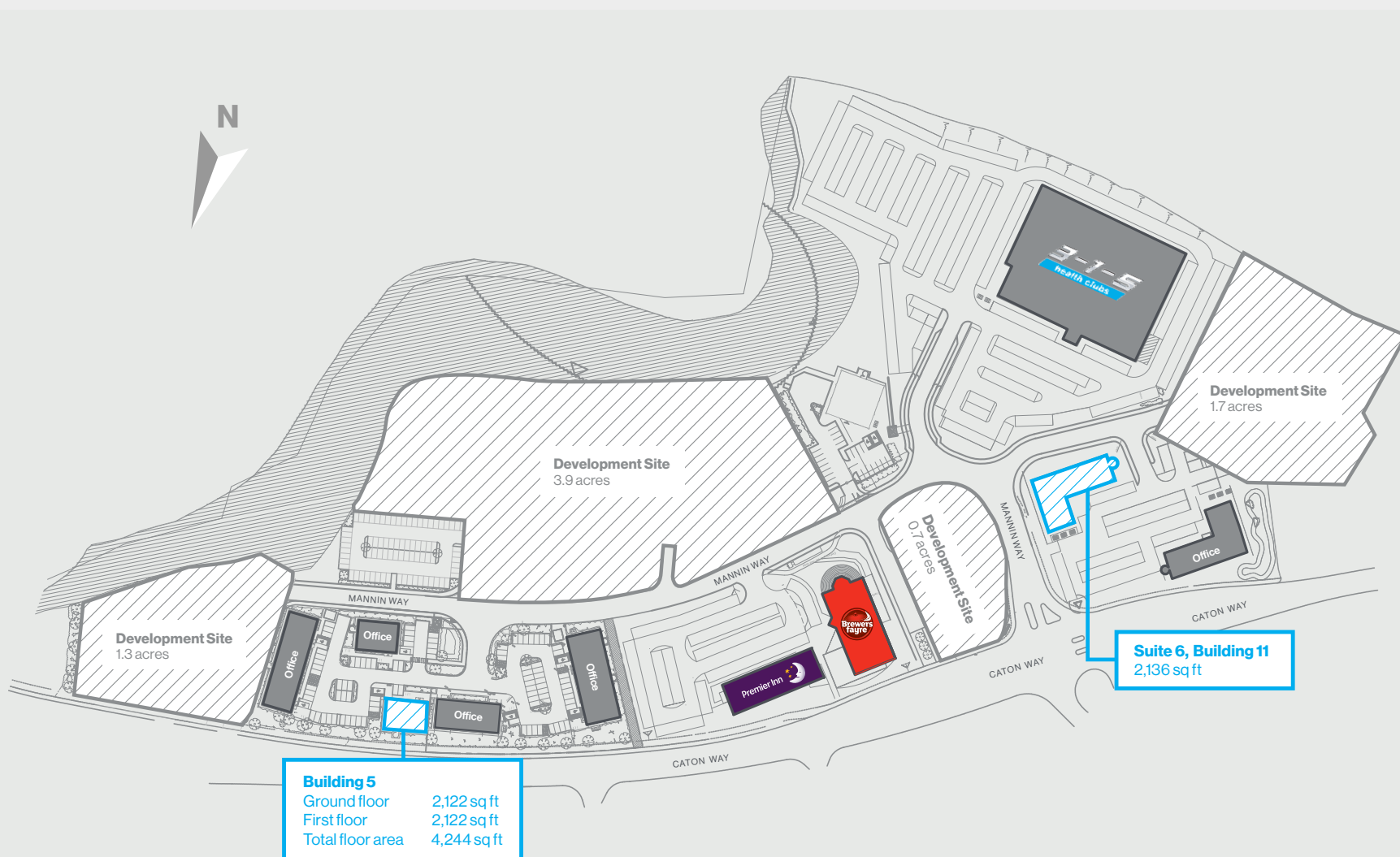
Prices, outgoings and rentals where quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

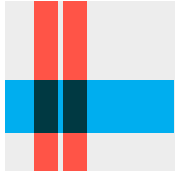


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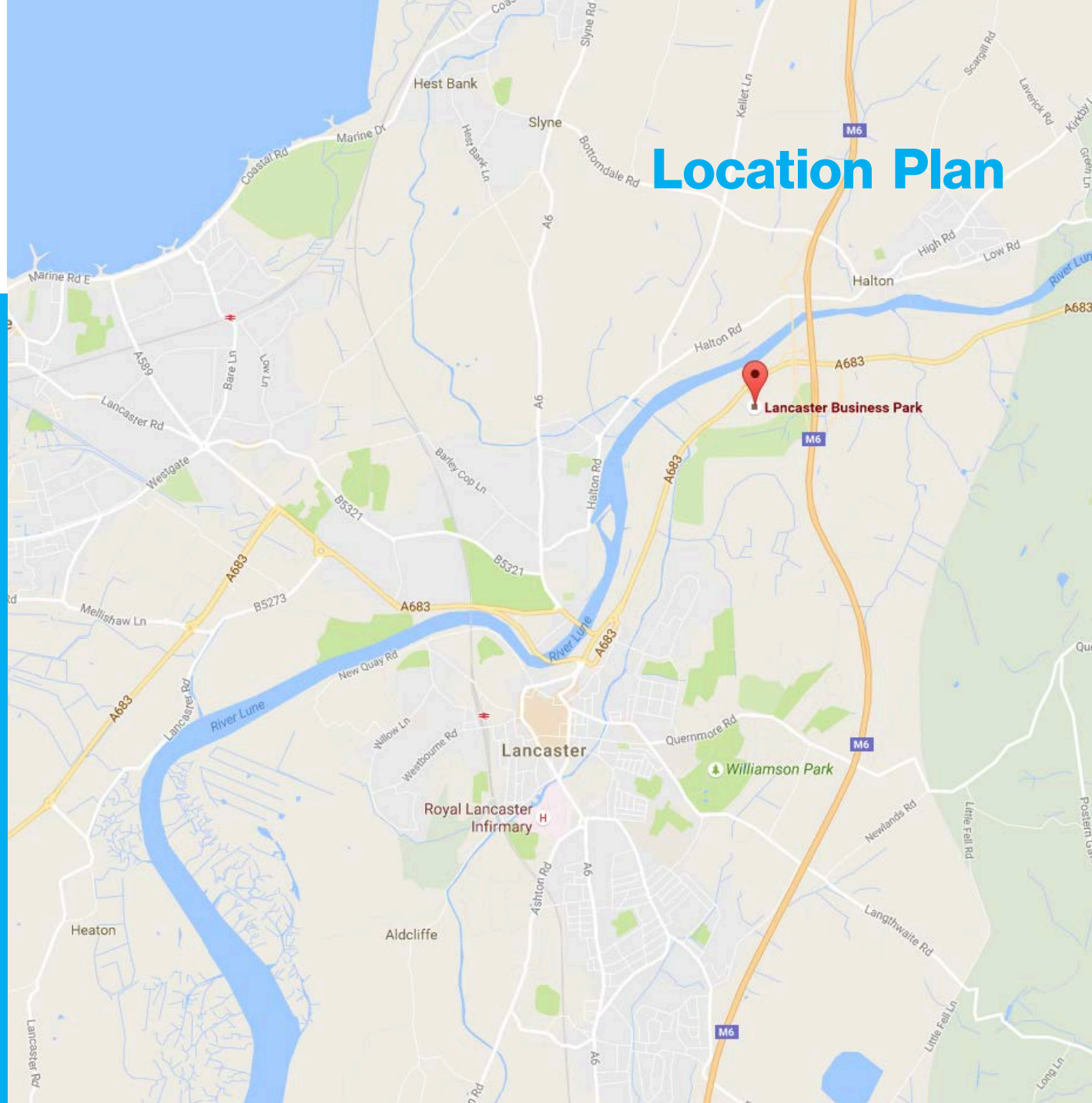
Located in an extremely prominent position, immediately adjacent to Junction 34 of the M6 motorway.

**Lancaster Business Park**  
**Caton Road**  
**Lancaster**  
**LA1 3RQ**



**Get Directions**  
using Google Maps

## Location Plan



**Need more info? Get in touch**



# Lancaster Business Park

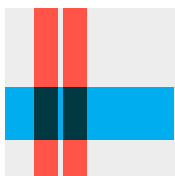
## Gallery

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# Lancaster Business Park

## Enquiries

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