

**Our Ref** MAC/CF/11141

**Date** As postmark

**SUBJECT TO CONTRACT**

Dear Sir/Madam

**LANCASTER BUSINESS PARK, CATON ROAD, LANCASTER**

We are pleased to present details of the remaining office accommodation at Lancaster Business Park which is situated immediately adjacent to Junction 34 of the M6 motorway whilst also providing easy access to the City Centre. The business park offers a range of facilities including a Premier Inn and Brewers Fayre in addition to a range of occupiers including Allianz, Persimmon Homes, 3-1-5 Health Clubs, Daisy Communications, and NFU mutual.

Office	Floor area	Rent per annum	Car Parking
<b>Building 5</b>			
Ground floor:	197 m <sup>2</sup> (2,122 ft <sup>2</sup> )	Upon Application	11 spaces
First floor:	197 m <sup>2</sup> (2,122 ft <sup>2</sup> )		
<b>Total:</b>	<b>394 m<sup>2</sup> (4,244 ft<sup>2</sup>)</b>		
<b>Building 11</b>			
Second floor:			
Suite 5	267 m <sup>2</sup> (2,871 ft <sup>2</sup> )	£33,017 per annum	9 spaces
Suite 6	198 m <sup>2</sup> (2,136 ft <sup>2</sup> )	£24,564 per annum	7 spaces
<b>Total:</b>	<b>465 m<sup>2</sup> (5,007 ft<sup>2</sup>)</b>	<b>£57,581 per annum</b>	<b>16 spaces</b>
<b>Design &amp; Build Opportunities</b>			
A range of Design & Build opportunities are available with property sizes ranging from 836 m <sup>2</sup> (9,000 ft <sup>2</sup> ) to 5,574 m <sup>2</sup> (60,000 ft <sup>2</sup> ). Rental is subject to size and specification.			
<b>Additional Charges:</b>			
Service charge, insurance, Business Rates, Utilities and VAT			

Should you require further information or should you wish to view the office suites, please contact either Eckersley or our joint agent Graeme Wood of Stratos pdi.

Yours faithfully



**Mark Clarkson MRICS**  
Eckersley

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