

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 |
|--|---|--------------------------|------------------|
| Building 5 | | | |
| Ground floor: | 197 m ² (2,122 ft ²) | Upon Application | 11 spaces |
| First floor: | 197 m ² (2,122 ft ²) | | |
| Total: | 394 m² (4,244 ft²) | | |
| Building 11 | | | |
| Second floor: | | | |
| Suite 5 (split) | 113 m ² (1,216 ft ²) | £13,984 per annum | 4 spaces |
| Suite 5 (split) | 134 m ² (1,439 ft ²) | £16,548.50 per annum | 5 spaces |
| Suite 5 (whole) | 267 m ² (2,871 ft ²) | £33,017 per annum | 9 spaces |
| Suite 6 | 198 m ² (2,136 ft ²) | £24,564 per annum | 7 spaces |
| Total: | 465 m² (5,007 ft²) | £57,581 per annum | 16 spaces |
| Design & Build Opportunities | | | |
| A range of Design & Build opportunities are available with property sizes ranging from 836 m ² (9,000 ft ²) to 5,574 m ² (60,000 ft ²). Rental is subject to size and specification. | | | |
| Additional Charges: | | | |
| 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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