

# Lancaster Business Park

**Office Design and Build Opportunities**  
available from 9,000 sq ft - 60,000 sq ft

## Home

Description &  
Specification

Availability &  
Site Plan

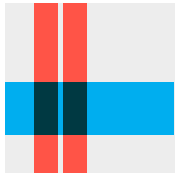
Location

Current  
Occupiers

Enquiries







# Lancaster Business Park

## Description and Specification

### Description & Specification

Home

Lancaster Business Park currently 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.

Availability & Site Plan

Location

Office Design and build opportunities are now available for offices of between 9,000 -60,000 sq ft.

Current Occupiers

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

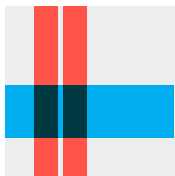
Enquiries

- \* **Superb motorway access adjacent to J34 of the M6**
- \* **Modern high specification office accommodation**
- \* **Dedicated car parking spaces**
- \* **On-site Premier Inn, Holiday Inn, Brewers Fayre & 3-1-5 Gym.**



### Specification

- \* **High quality finishes and materials**
- \* **Passenger lifts**
- \* **VRF air conditioning**
- \* **Suspended ceilings with integral lighting**
- \* **Fully DDA compliant**
- \* **Full access raised floors**
- \* **Male and female toilets and shower**



[Home](#)

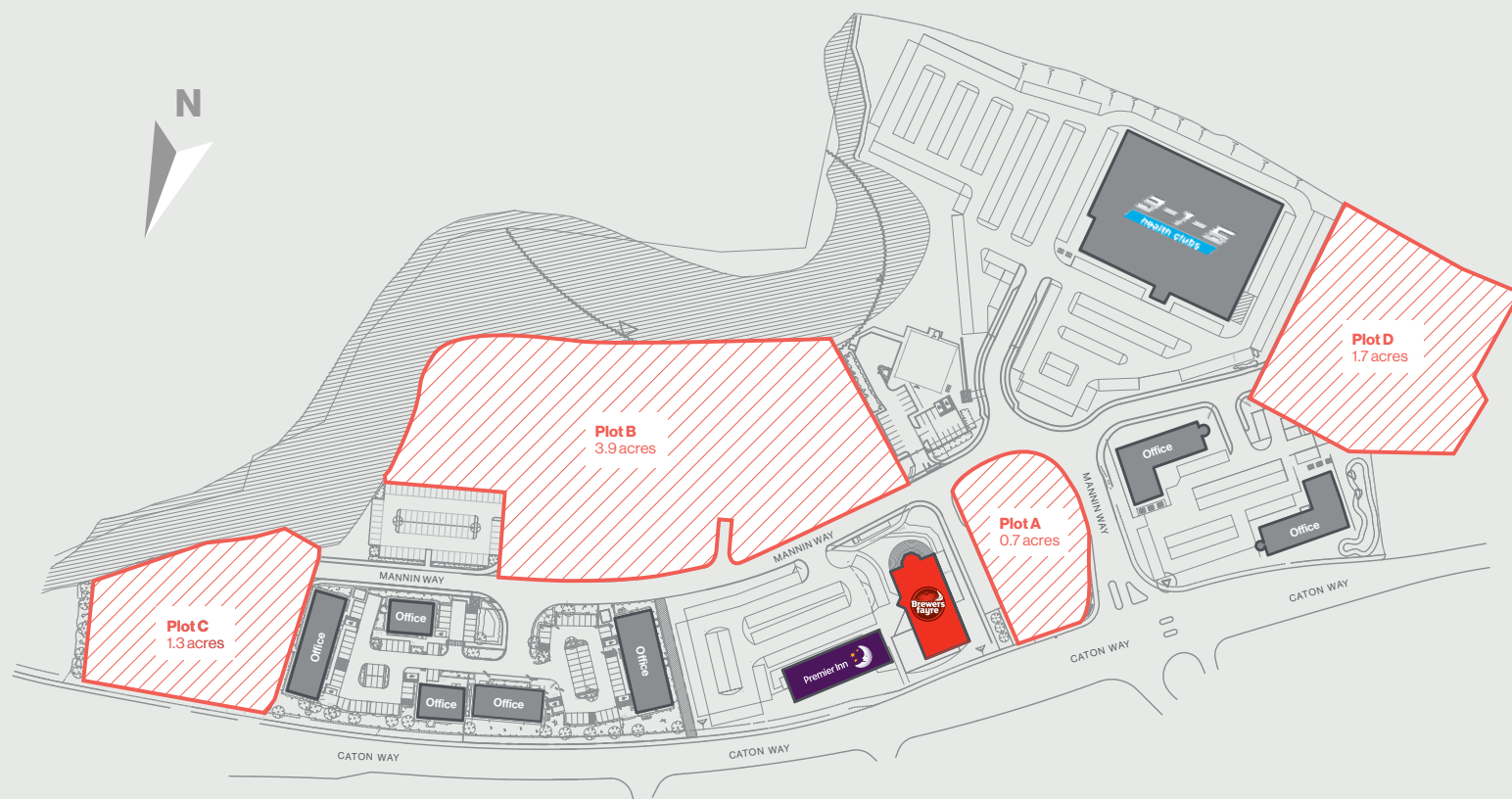
[Description & Specification](#)

**[Availability & Site Plan](#)**

[Location](#)

[Current Occupiers](#)

[Enquiries](#)



### Plot A

- + 0.7 acres
- + 9,000 sq ft
- + 2 storey office building with dedicated car parking

### Plot B

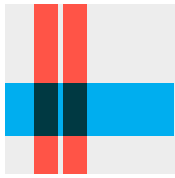
- + 3.9 acres
- + 10,000 sq ft up to 60,000 sq ft
- + 2 or 3 storey office building with dedicated car parking

### Plot C

- + 1.3 acres
- + 16,500 sq ft up to 20,000 sq ft
- + 2 or 3 storey office building with dedicated car parking

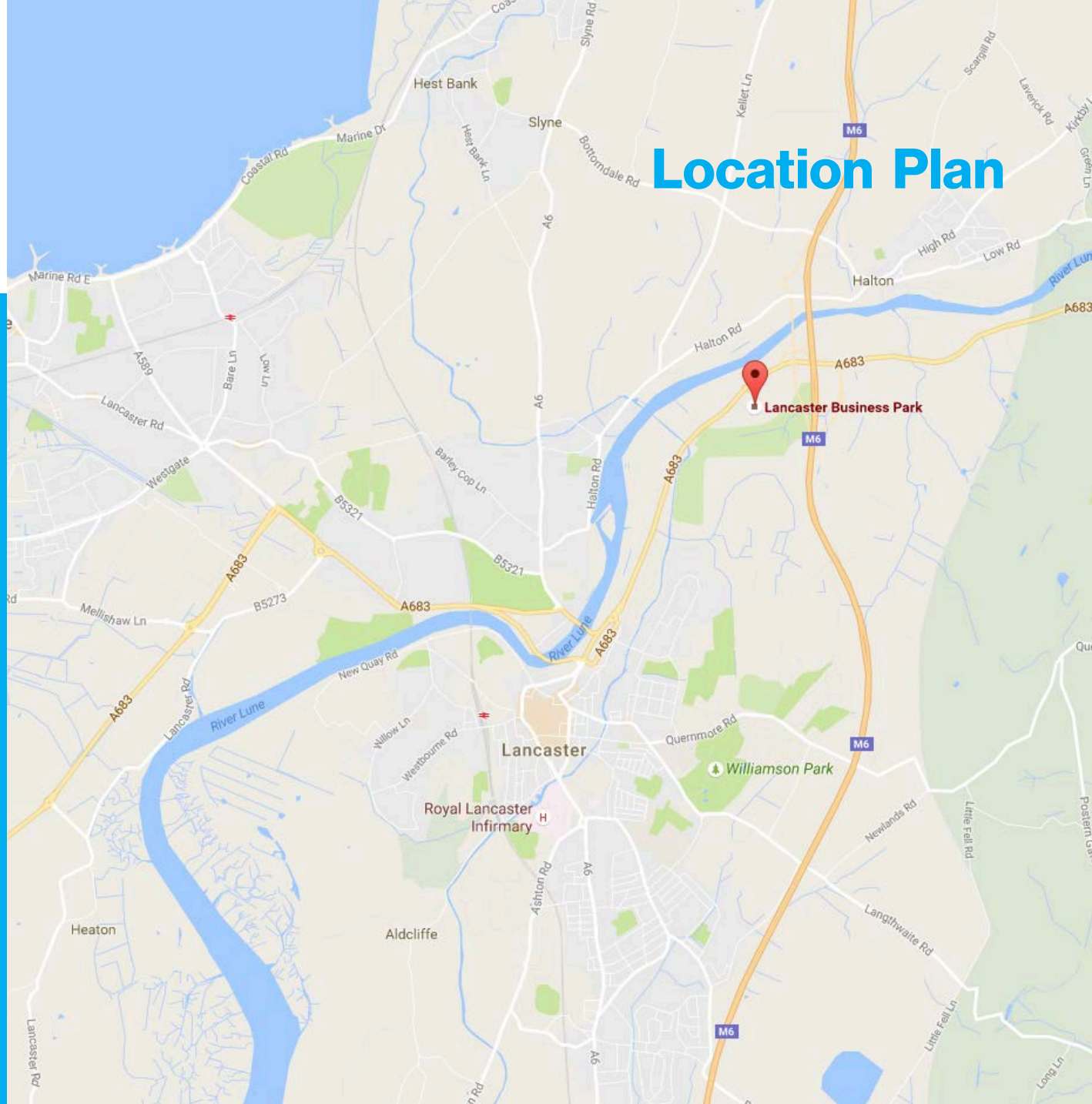
### Plot D

- + 1.7 acres
- + 10,000 sq ft up to 25,000 sq ft
- + 2 or 3 storey office building with dedicated car parking



# Lancaster Business Park

## Location Plan



Home  
Description &  
Specification

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

Availability &  
Site Plan

**Location**

**Lancaster Business Park**

**Caton Road**

Current  
Occupiers

**Lancaster**

Enquiries

**LA1 3RQ**



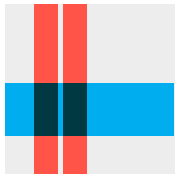
**Get Directions**  
using Google Maps



**Information about the**  
**Heysham to M6 Link:**

**Need more info? Get in touch**





# Lancaster Business Park

## Current Occupiers

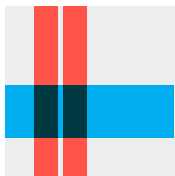
- Home
- Description & Specification
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- Location
- Current Occupiers**
- Enquiries



ICS  
Independent  
Constructon



**Need more info? Get in touch**



# Lancaster Business Park

## Enquiries

Home

Description & Specification


Availability & Site Plan

Location

Current Occupiers

**Enquiries**

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