Lancaster

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



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







Description **Specification** Site Plan Location

Building 5

Ground floor First floor Total Floor Area

2,122 sq ft 2,122 sq ft 4,244 sq ft

* Both floors include VRF air conditioning

* 11 dedicated car parking spaces



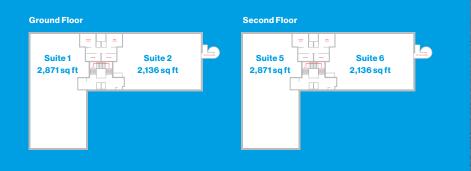






Home	Building 11, Availability		
Description			
Specification			
Terms	Ground Floor	Suite 1	2,871 sq ft
Site Plan	Ground Floor	Suite 2	2,136 sq ft
Location	First Floor	Suite 3 & 4	Fully Let
Gallery	Second Floor	Suite 5	2,871 sq ft
Enquiries	Second Floor	Suite 6	2,136 sq ft

- * Includes gas fired central heating
- * 15 dedicated car parking spaces







Home Terms

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

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.

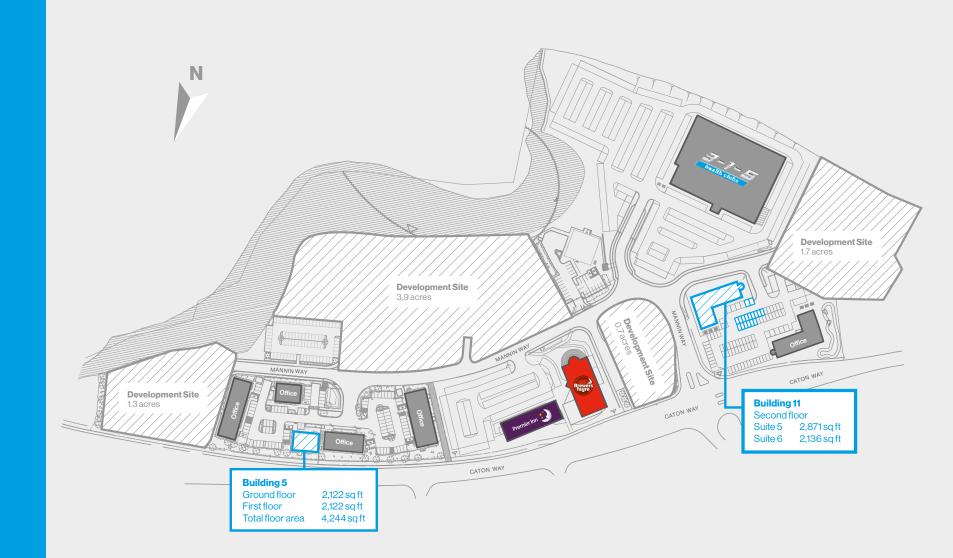
VAT

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



Site Plan

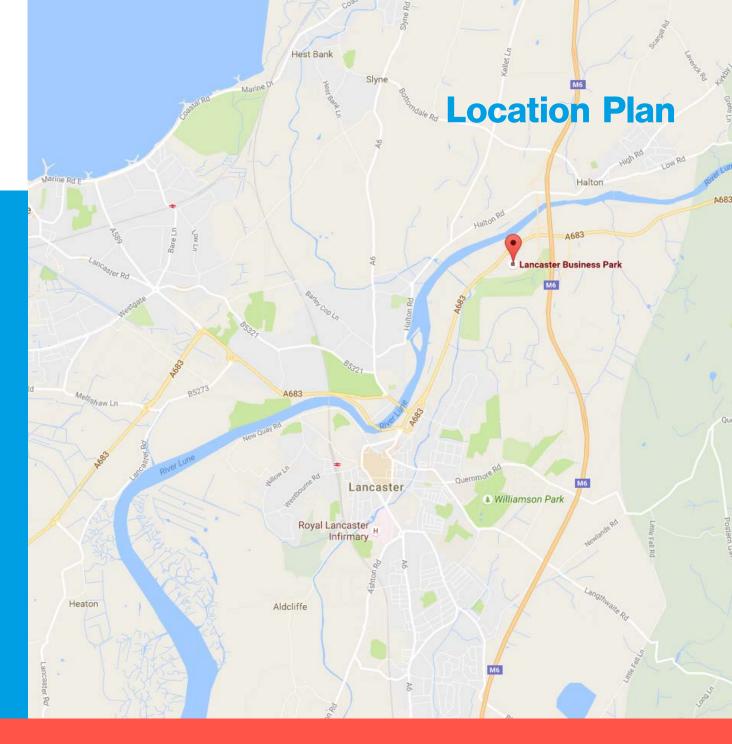
Home Description Specification Terms **Site Plan** Location Gallery Enquiries



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





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









Disclaimer: Eckersley and Stratos pdi for themselves and for the Vendors or Lessors of the property whose agents they are given notice that; i) these particulars are given without responsibility of Eckersley and Stratos pdi or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part o an offer or contract; iii) Eckersley and Stratos pdi cannot guarantee the accuracy of any description, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection o otherwise as to the accuracy of each of them; iii) no employee of Eckersley and Stratos pdi has any authority to make or give any representation or warranty or neter into any contract whatsoever inrelation to the property; iv) AT may be payable on the purchasers or tenants alter details on the accuracy of each of them; iii) no employee of Eckersley and Stratos pdi warranty or enter into any contract whatsoever inrelation to the property; iv) AT may be payable on the purchasers or lessers must satisfy themselves as to the applicable VAT position; if necessary by taking appropriate professional advice; V) Eckersley and Stratos pdi warranty or otherwise. for any loss arising from the use of these particulars. JU/2 2017. Designed by Bella Design S Marketing www.belladesign co.uk