

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 4			
Ground Floor	153 m ² (1,650 ft ²)	£21,450 per annum	5 spaces
Building 5			
Ground floor:	197 m ² (2,122 ft ²)	£27,586 per annum	11 spaces
First floor:	197 m ² (2,122 ft ²)	£27,586 per annum	
Total:	394 m² (4,244 ft²)	£53,050 per annum	
Building 11			
Ground Floor			
Suite 1	267 m ² (2,871 ft ²)	£33,017 per annum	9 spaces
Suite 2	198 m ² (2,136 ft ²)	£24,564 per annum	6 spaces
Total:	465 m² (5,007 ft²)	£55,077 per annum	15 spaces
Second Floor			
Suite 5a	137 m ² (1,475 ft ²)	£17,700 per annum	5 spaces
Suite 5b	112 m ² (1,206 ft ²)	£14,472 per annum	4 spaces
Suite 6	199 m ² (2,142 ft ²)	£24,633 per annum	6 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 Car Parking			
In addition to the allocated car parking spaces, Lancaster Business Park also offers an overspill car park available on a first come first served basis.			
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