



**MAPLE GROVE**  
DEVELOPMENTS

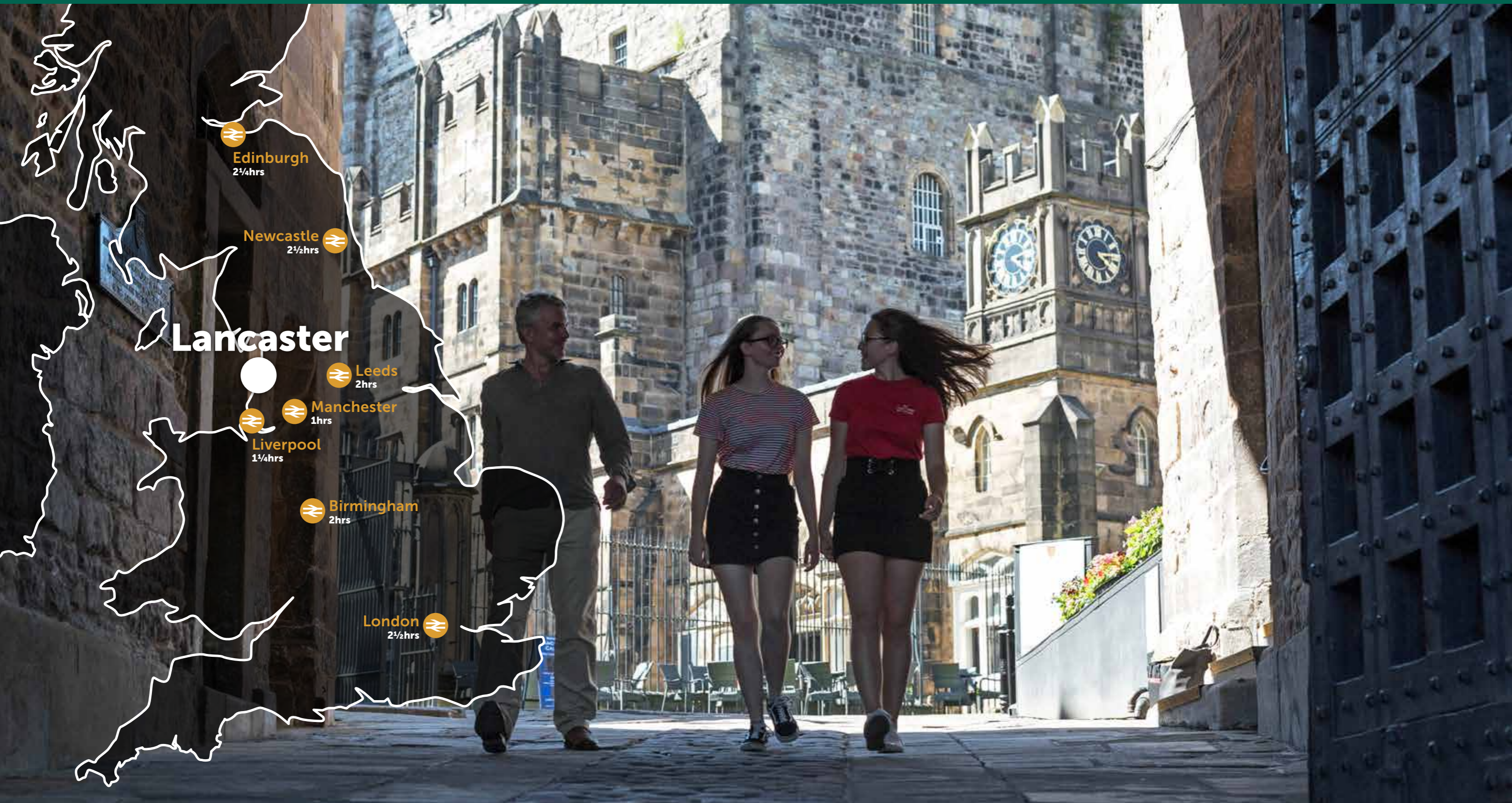
# Heron Works

## Lancaster Canal Quarter

*\*Subject to planning*

**c. 31,000ft<sup>2</sup> Grade A Office Development\*** | Suite sizes available between 1,250 - 7,100ft<sup>2</sup>





## Location

Lancaster is one of England's finest Heritage cities and is also at the heart of cutting edge science, technology and research, with a thriving digital sector and a world-class university.



A Heritage city

#1

Uni ranking in the north-west\*

16,000

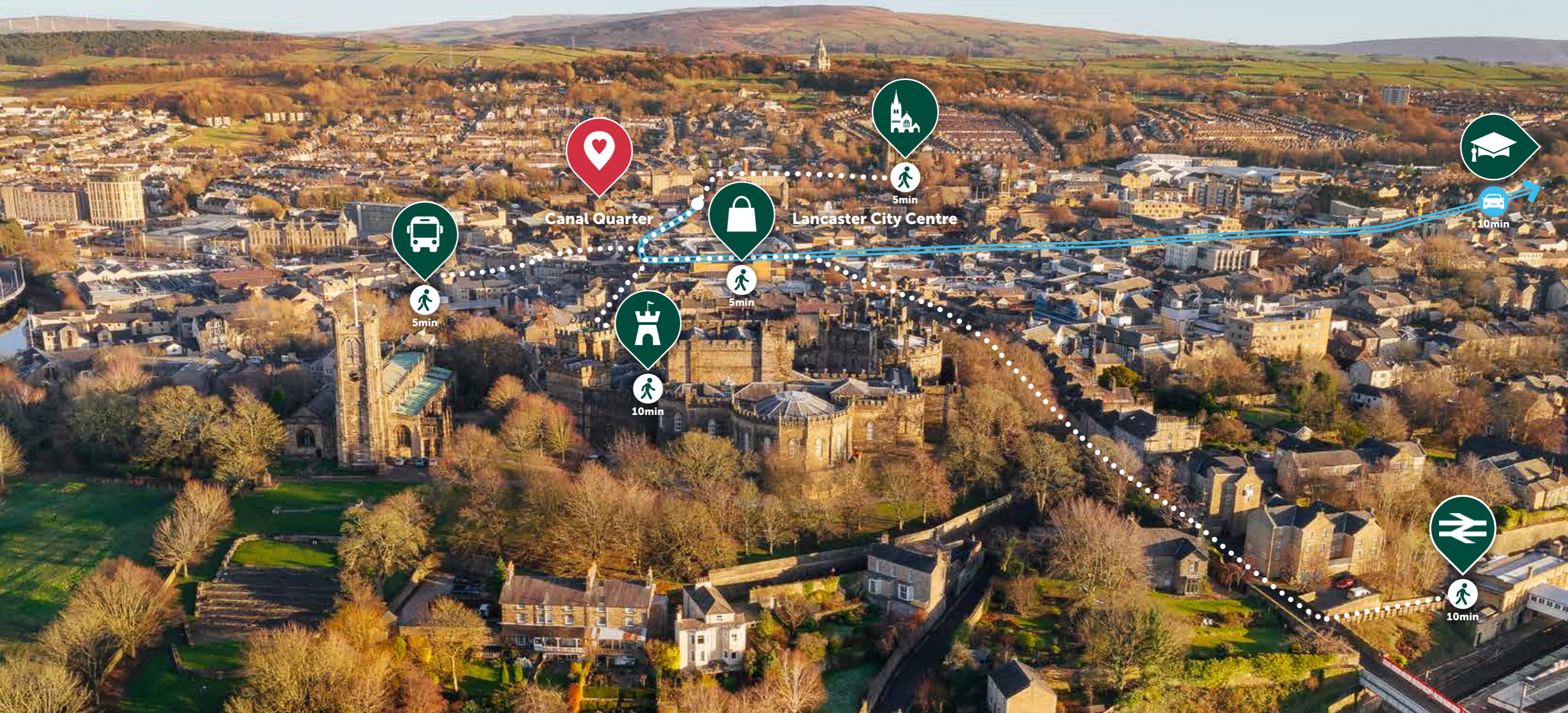
Student population



Cutting edge science & tech

\*The Guardian University League Table 2022.





## Well Connected

Heron Works is part of the first phase of the vibrant Canal Quarter regeneration development in the heart of Lancaster and within walking distance of the city centre amenities.



**Heron Works**



**Railway Station**



**Bus Station**



**Marketgate Shopping Centre**



**Lancaster Castle**



**Lancaster Cathedral**



**Lancaster University**





c. 31,000ft<sup>2</sup>  
BCO Grade A  
office space



High-quality,  
flexible spaces



Functional  
and adaptable  
floorplates



Wired score rating  
for connectivity  
and resilience



Low energy  
consumption



Naturally  
ventilated



Ground floor  
amenity spaces



State of the art  
cycle facilities



Car parking  
available



**Ground Floor Plan**  
Café and shared workspace

**Typical Open Upper Floor Plan**  
Private office space

**Typical 2-Way Split Upper Floor Plan\*\***

**Typical 4-Way Split Upper Floor Plan\*\***

**Roof Terrace Floor Plan**



## A place to collaborate

Well-designed floorplates, providing BCO Grade A work space to suit a range of requirements\*. Floorplates may be split vertically from ground floor as well as horizontally for **ultimate flexibility**.



Destination



Community



Wellbeing



Sustainable Design



Flexibility



Technology

\*Subject to planning.  
\*\*Suite sizes shown are indicative. Floor plates can be adapted/adjusted to suit any specific occupier requirements.



## Get in touch...

If you'd like more information on the Heron Works office development, please contact us.



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