

Our Ref MAC/CF/11141

Date As postmark

SUBJECT TO CONTRACT

Dear Sir/Madam

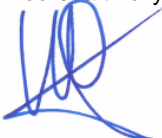
LANCASTER BUSINESS PARK, CATON ROAD, LANCASTER

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, Verdant Leisure and NFU mutual.

Office	Floor area	Rent per annum	Car Parking
Building 1			
First Floor	196 m ² (2,106 ft ²)	£27,378 per annum	6 spaces
Building 2			
Ground & First Floor	485 m ² (5,224 ft ²)	£65,300 per annum	15 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)	£55,172 per annum	
Building 6 & 7			
Ground Floor	LET	LET	LET
First Floor	483 m ² (5,206 ft ²)	£65,075 per annum	15 spaces
Building 11			
Ground Floor			
Suite 1a (available Sept 2022)	137 m ² (1,475 ft ²)	£18,438 per annum	5 spaces
Suite 1b	UNDER OFFER	UNDER OFFER	UNDER OFFER
Suite 2	198 m ² (2,136 ft ²)	£24,564 per annum	6 spaces
Total:	335 m² (3,611 ft²)	£43,002 per annum	11 spaces
Second Floor			
Suite 5a	LET	LET	LET
Suite 5b	LET	LET	LET
Suite 6	LET	LET	LET
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 A. Clarkson MRICS
Eckersley

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Regulated by


Eckersley is an RICS regulated company, registration number: 002286. Eckersley is the trading name of Eckersley Property Limited registered in England and Wales number: 07725178.
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