

**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
<b>Building 1</b>			
First Floor	196 m <sup>2</sup> (2,106 ft <sup>2</sup> )	£27,370 per annum	6 spaces
<b>Building 2</b>			
Ground & First Floor	485 m <sup>2</sup> (5,224 ft <sup>2</sup> )	£65,300 per annum	15 spaces
<b>Buildings 1 &amp; 2 combined</b>	<b>681 m<sup>2</sup> (7,330 ft<sup>2</sup>)</b>	<b>£92,670 per annum</b>	<b>21 spaces</b>
<b>Building 3</b>			
Ground floor:	148.73 m <sup>2</sup> (1,601 ft <sup>2</sup> )	£20,850 per annum	5 spaces
<b>Building 6 &amp; 7</b>			
Ground Floor	<b>LET</b>	<b>LET</b>	<b>LET</b>
First Floor	483 m <sup>2</sup> (5,206 ft <sup>2</sup> )	£65,075 per annum	15 spaces
<b>Building 11</b>			
<b>Ground Floor</b>			
Suite 1a	135.90 m <sup>2</sup> (1,462.82 ft <sup>2</sup> )	£18,285 per annum	5 spaces
Suite 1b	<b>LET</b>	<b>LET</b>	<b>LET</b>
Suite 2	<b>UNDER OFFER</b>	<b>UNDER OFFER</b>	<b>UNDER OFFER</b>
<b>Total:</b>	<b>135.90 m<sup>2</sup> (1,462.82 ft<sup>2</sup>)</b>	<b>£18,285 per annum</b>	<b>5 spaces</b>
<b>Additional Car Parking</b> 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.			
<b>Additional Charges</b> 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

**Preston Office**

25A Winckley Square T | 01772 883388  
Preston E | preston@eckersleyproperty.co.uk  
PR1 3JJ

**Lancaster Office**

76 Church Street T | 01524 60524  
Lancaster E | lancaster@eckersleyproperty.co.uk  
LA1 1ET

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.  
Registered Address: 25A Winckley Square, Preston PR1 3JJ.