**Chartered Surveyors Commercial Property Consultants Valuers** 





# OFFICE PREMISES WITH ANCILLARY STORAGE

203.3  $m^2$  ( 2,187  $ft^2$  ) — 339  $m^2$  ( 3,648  $ft^2$  )

2nd Floor Offices St George's Quay Lancaster LA1 1RD

- Attractive riverside location
- Versatile office space with storage
- Secure access and amenities
- Conveniently located with good transport links

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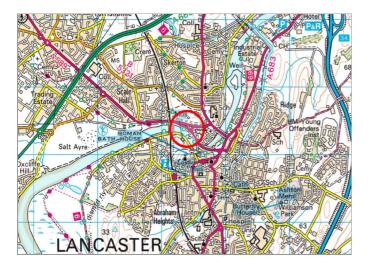
Preston

PR1 3JJ

Lancaster

LA1 1ET







#### Location

The premises are in an attractive location on St George's Quay, overlooking the River Lune and adjacent to the Maritime Museum. They are situated within the Quay Conservation Area, preserving the historic character of the surroundings.

The property is situated on the northeastern outskirts of Lancaster city centre, within a mile of both Lancaster train and bus stations.

Access to the A6 northbound is provided via a short drive to Caton Road, ultimately connecting to the M6, approximately three miles to the north. The M6 offers routes north to the Lake District and south to Preston, the M65 motorway network, and beyond.

Lancaster city centre is an attractive area with considerable historical and architectural merit, offering a range of amenities, all within walking distance of the subject property

# **Description**

The premises consist of a second-floor office within a five-storey building of traditional stone construction, beneath a pitched slate roof with timber-framed windows. The space offers a combination of cellular and open-plan areas, along with a boardroom, kitchen, reception, storage areas, and male and female WCs. Part of the premises has a limited ceiling height and therefore, those parts are most suitable for storage.

The property provides a mix of fluorescent and LED strip lighting, supplemented by LED spotlights. Power is provided via perimeter trunking and additional power points. Heating is supplied by electric heaters, and the premises are carpeted throughout.

Access is via a shared entrance door and stairwell at the rear of the building, benefiting from a fob entry and intercom system

### **Accommodation**

We have estimated the net internal floor areas as follows:

	m <sup>2</sup>	tt²
Offices	203.3	2,187
Storage (limited height)	135.7	1,461
Total	339.0	3,648

#### **Services**

We understand the property benefits from mains connections to electricity, water and drainage.

### **Rating Assessment**

We understand the second floor premises have a rateable value of £15.500.

Interested parties, should, however, make their own enquiries of the local rating authority.

## **Planning**

We believe the second floor premises offers an established use classification generally within Class E within the Town and Country Planning (Use Classes) Order 1987 (as amended).

## **Terms**

The offices are available on new effective full repairing and insuring lease terms for a number of years to be agreed.

## **Asking Rental**

Offices £18,500 p.a. exclusive
Offices & Storage £22,500 p.a. exclusive

# **Photographs and Plans**

All photographs and plans are provided within these particulars are for information purposes only and should not be relied upon.

# **Energy Performance Certificate**

26 St. Georges Quay LANCASTER LA1 1RD	Energy rating	Valid until:	1 August 2030	
	ט	Certificate number:	0230 2282 0390 1850 2064	
Property type	B1 Offices and Workshop businesses			
Total floor area	4	410 square metres		
Rules on letting this proper Properties can be let if they have an er		to E.		
Energy rating and score		Properties get a and a score.	rating from A+ (best) to G (worst)	
This property's energy rating is D.			The better the rating and score, the lower your	
Usder 0 A+		property's carbon emissions are likely to be.		
0-25 <b>A</b>	sero CO2			
26:00 B				
	96 D			
191-125 E				
126-150 F				

# **VAT**

All prices are quoted exclusive of, but may be subject to, VAT at the standard rate.

#### **Legal Costs**

Each party to be responsible for their own costs incurred in the transaction

#### **Enquiries**

Via the sole agents:

## **Eckersley**

Telephone: 01524 60524 Contact: Harry Holden

Email: lancaster@eckersleyproperty.co.uk

