

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 2			
Ground Floor	242.5 m ² (2,612 ft ²)	£33,956 per annum	7 spaces
First Floor	242.5 m ² (2,612 ft ²)	£33,956 per annum	8 spaces
Total	485 m² (5,224 ft²)	£67,912 per annum	15 spaces
Building 4			
Ground Floor	146 m ² (1,571 ft ²)	£20,423 per annum	4 spaces
Total	146 m² (1,571 ft²)	£20,423 per annum	4 spaces
Building 6 & 7			
Ground Floor	483 m ² (5,206 ft ²)	£67,678 per annum	15 spaces
First Floor	483 m ² (5,206 ft ²)	£67,678 per annum	15 spaces
Total	966 m² (10,412 ft²)	£135,356 per annum	30 spaces
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 us.

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.