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**TO  
LET**



## MODERN OFFICE PREMISES

127 m<sup>2</sup> ( 1,371 ft<sup>2</sup> )

**Unit 1 Strands Barn**  
**Strands Farm Lane**  
**Hornby**  
**Lancaster**  
**LA2 8JF**

- Attractive semi rural setting
- Close to local village amenities
- End of terrace office
- Dedicated on site parking

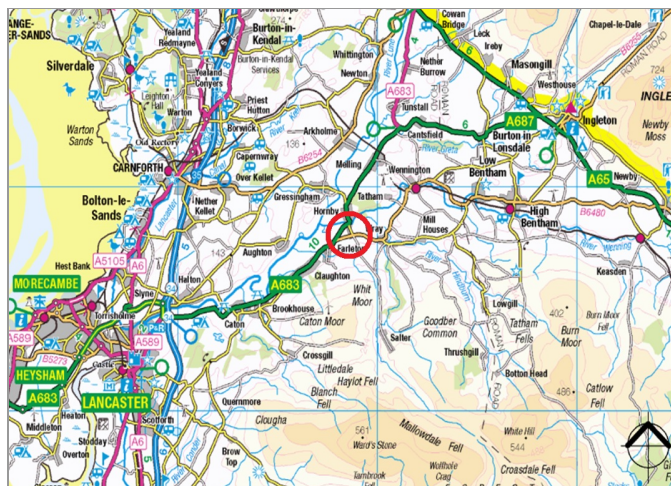
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## Location

Strands Barn is located in the south of Hornby, off Strands Barn Court, which is accessed directly from the A683. The property lies close Hornby village centre and approximately 9 miles east of Lancaster.

The premises benefit from transport connectivity via the A683, with Junction 34 of the M6 motorway circa 9 miles away, offering convenient access to the wider North West region.

Hornby provides a range of local amenities, including a village store with post office, a tea room, pub, primary school, and community facilities, all within a short drive or walk.

## Description

The property comprises a well-appointed, end-of-terrace stone-built office building arranged over ground and first floor mezzanine, beneath a pitched roof which incorporates Velux windows.

Internally, the accommodation is finished to a good standard, providing LED lighting, carpeting, WC facilities, a kitchenette, and a mix of open-plan and partitioned office and storage areas. Additionally the property benefits from perimeter trunking, gas-fired central heating, and a full-fibre 1000Mb (1Gbps) internet connection provided by B4RN broadband.

The premises are accessed via an attractive glazed entrance and benefit from dedicated parking. To the rear, there is a patio area, and occupants also enjoy access to a communal garden, set within a pleasant semi rural environment.

## Accommodation

We have estimated that the premises extend to an approximate net internal floor area of 127 sq m (1,371 sq ft).

## Services

We understand that mains electricity, gas, water and drainage are connected to the property.

## Rating Assessment

We understand the premises have a Rateable Value of £12,250.

Interested parties, should, however, make their own enquiries of the local rating department at Lancaster City Council.

## Planning

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

Interested parties, should, however, make their own enquiries of the local planning department at Lancaster City Council.

## Terms

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

## Asking Rental

£15 per sq ft.

## Service Charge

A small service charge is levied for the upkeep and maintenance of the external common areas.

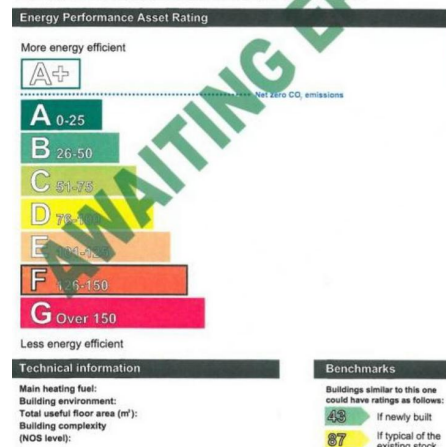
## Photographs and Plans

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

## Energy Performance Certificate

Energy Performance Certificate  
Non-Domestic Building  
HM Government  
Certificate Reference Number:

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/ebcd](http://www.communities.gov.uk/ebcd).



## 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](mailto:lancaster@eckersleyproperty.co.uk)