

MOOR LANE MILLS

MOOR LANE LANCASTER LA1 1QD

MILL
ONE+TWO

MILL ONE

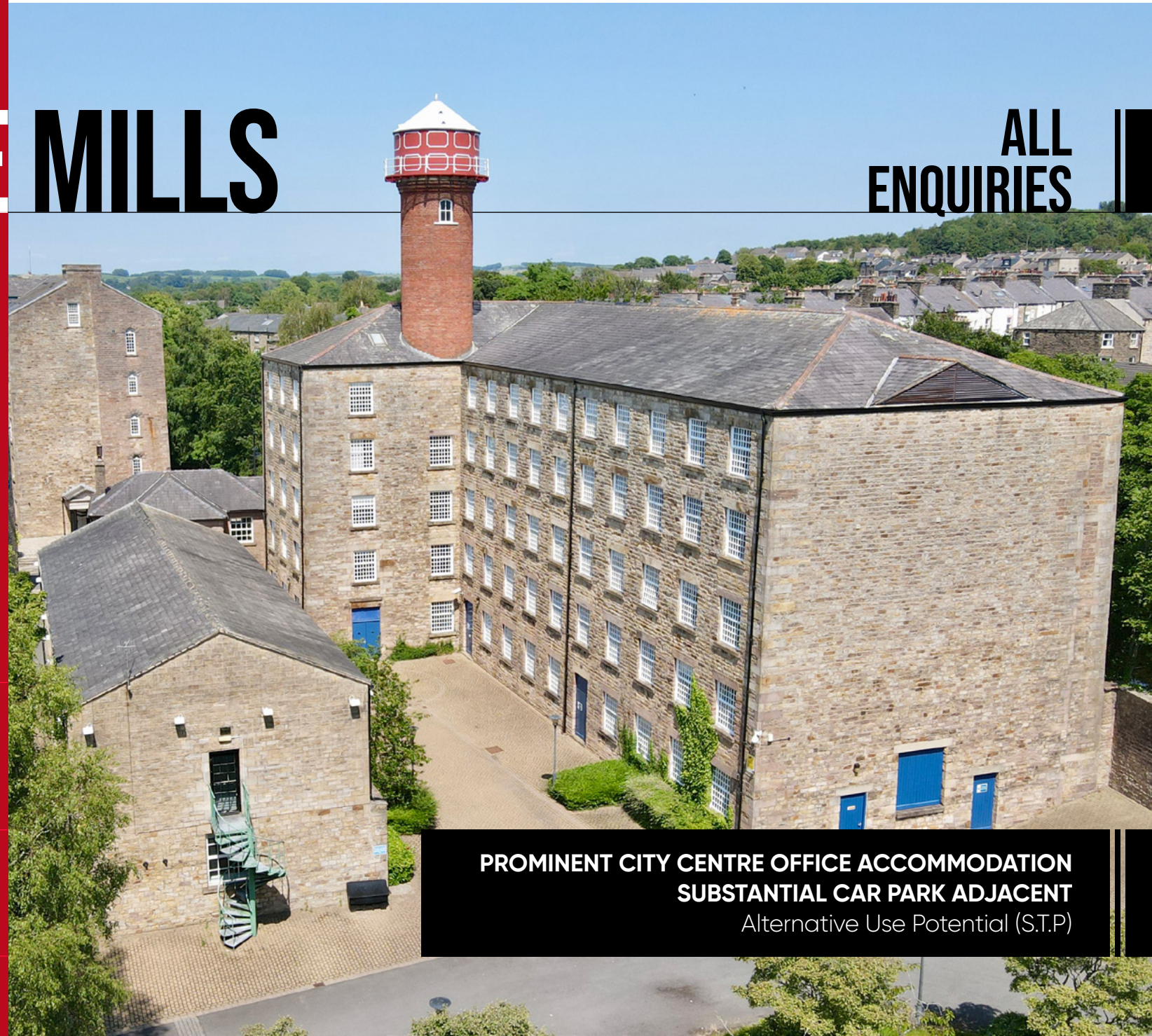
Available as a whole or
on a floor-by-floor basis

MILL TWO

Available as a whole
(self-contained building)

AVAILABLE COMBINED OR INDIVIDUALLY

ALL
ENQUIRIES



PROMINENT CITY CENTRE OFFICE ACCOMMODATION
SUBSTANTIAL CAR PARK ADJACENT
Alternative Use Potential (S.T.P)

MOOR LANE MILLS

LANCASTER



SUMMARY

Located in Lancaster, a historic university city with a strong student and tourist population.

Substantial period mill complex with prominent frontage to Moor Lane, within walking distance of Lancaster city centre.

- **Mill One:**
Available as a whole or on a floor-by-floor basis.
- **Mill Two:**
Available as a whole (self-contained building).
- Opportunity to occupy **both buildings**.
- Suitable for a range of office uses with potential for alternative uses (subject to planning).
- Combined accommodation extending to approx. **3,089 m² (33,246 ft²)**.
- Substantial car parking available by agreement.
- Rentals available upon application.

MILL ONE + TWO

TWO.

MOOR LANE MILLS

LANCASTER

LOCATION

Lancaster is a historic and strategically located city in north Lancashire.

TRANSPORT LINKS

M6 motorway

North to Junction 34 (2.6 miles), and south to Junction 33 (9.2 miles), connect Lancaster to the regional and national motorway network.

Lancaster Railway Station

West Coast Main Line rail services to:

Manchester	55 minutes
Glasgow	2 hrs 4 mins (via the West Coast main line)
London	2 hrs 40 mins

Lancaster Bus Station

The bus station is just 0.6 miles away.

REGIONAL POSITIONING

21 miles north of **Preston**

23 miles south of **Kendal**

57 miles north-west of **Manchester**

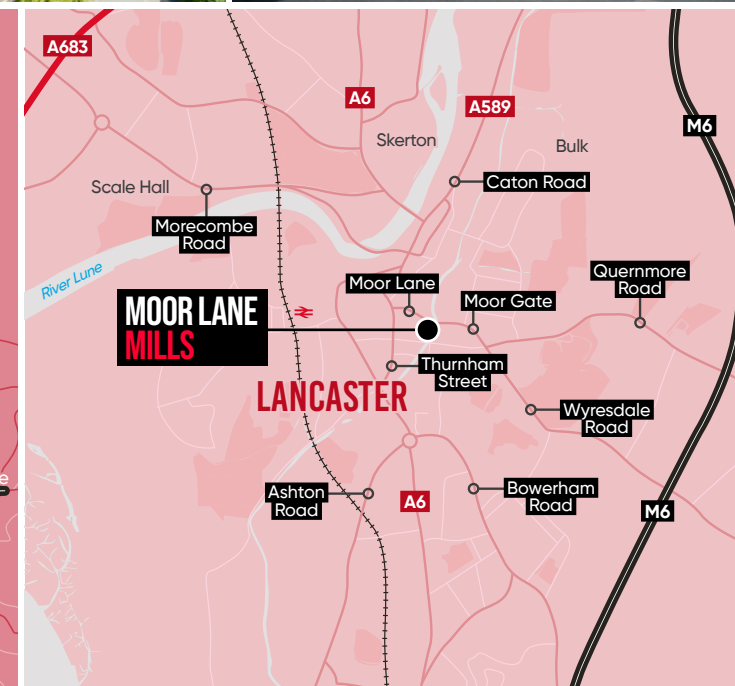
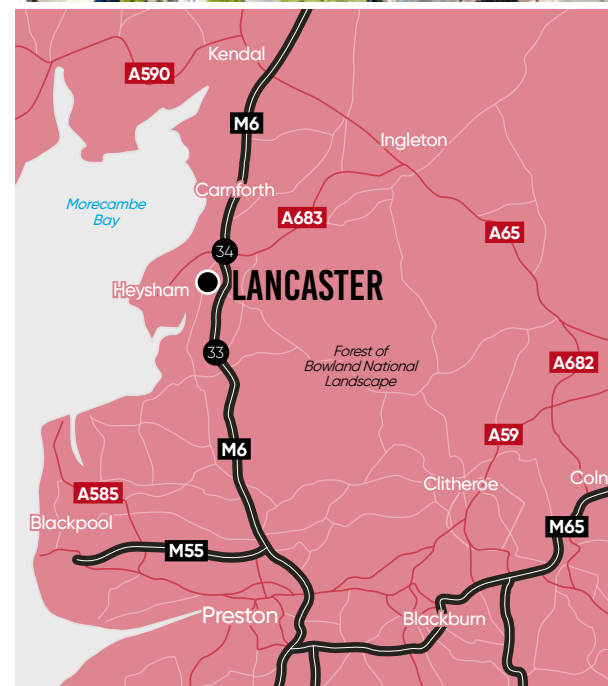
Within easy reach of the **Lake District**,
Yorkshire Dales and **Morecambe Bay**.



Click here for
Google Maps Link



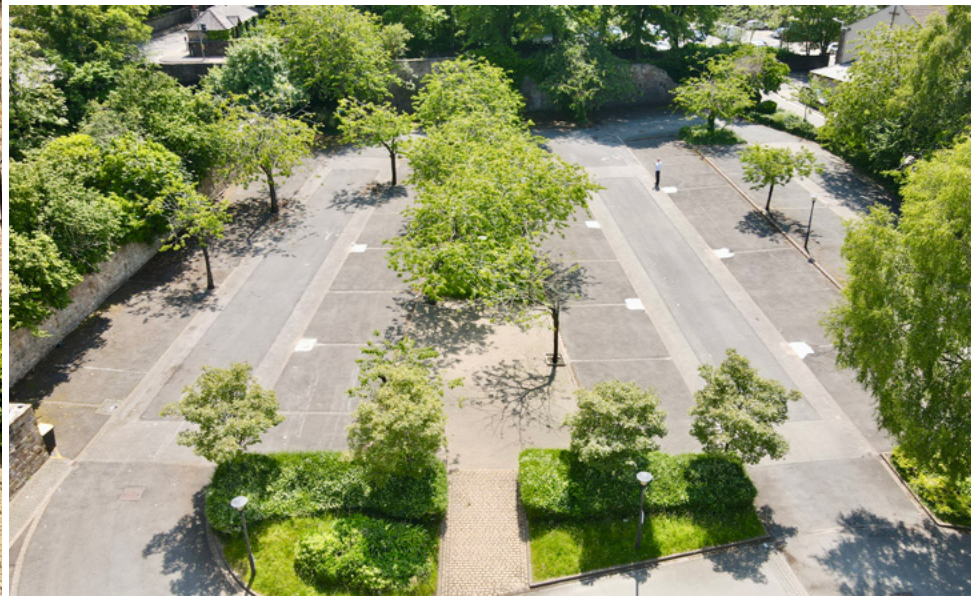
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MILL ONE + TWO

THREE.

DEMOGRAPHICS & ECONOMY



**URBAN POPULATION
OF APPROX. 143,000**



**TWO UNIVERSITIES: LANCASTER
UNIVERSITY AND UNIVERSITY
OF CUMBRIA, WITH A COMBINED
STUDENT POPULATION OF 18,000+**



**YOUNG AND GROWING
AGE PROFILE, STRONG
DEMAND FOR BOTH OFFICE
AND FLEXIBLE WORKSPACE**



**LANCASTER'S ECONOMY
BENEFITS FROM EDUCATION,
TOURISM, HEALTHCARE, AND
PROFESSIONAL SERVICES SECTORS**

MILL ONE + TWO

FOUR.

MOOR LANE MILLS

LANCASTER

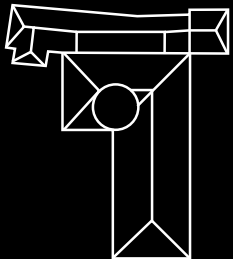
DESCRIPTION

Moor Lane Mills comprises two substantial former mill buildings of traditional stone construction, beneath pitched slate roofs, adapted for modern office use.

MILL ONE + TWO

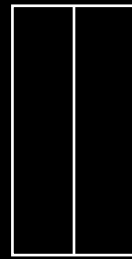
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MILL ONE



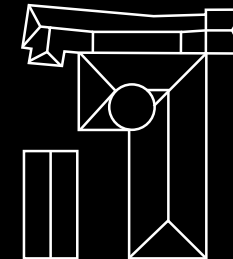
- **Larger** building
- Available **as a whole or on a floor-by-floor basis**
- Characterful multi-storey accommodation suitable for **office use, with potential for alternative uses (S.T.P)**

MILL TWO



- **Smaller** building
- Available **as a whole** (self-contained building)
- Attractive accommodation with **potential for alternative uses (S.T.P)**

COMBINED OFFERING



- The two mills are available **individually or combined**, providing a total of 3,089 m² (33,246 ft²) of office accommodation



ACCOMMODATION

MILL ONE

Approximate Floor Areas (GIA)

Floor	m ²	ft ²
Ground Floor	615	6,620
First Floor	634	6,821
Second Floor	489	5,268
Third Floor	482	5,185
Fourth Floor	492	5,301
Total	2,712	29,195

MILL TWO

Approximate Floor Areas (GIA)

Floor	m ²	ft ²
Ground Floor	191.9	2,066
First Floor	184.4	1,985
Total	376	4,051

COMBINED TOTAL

Mill One + Two	m ²	ft ²
Total	3,089	33,246

Substantial car parking available by agreement



Mill One



Mill Two

MILL ONE + TWO

SIX.



AVAILABILITY, TERMS & SERVICE CHARGE

LETTING BASIS

Mill One: available as a whole or on a floor-by-floor basis.

Mill Two: available as a whole (self-contained building).

TERMS

Upon application.

SERVICE CHARGE

Subject to terms a service/estate charge may be levied to recover any common area repair, maintenance and operating costs.

VAT

Any figures referred to herein, may be subject to VAT at the prevailing rate.

ANTI-MONEY LAUNDERING

In accordance with AML regulations, identification and source of funds checks will be required.

MILL ONE + TWO

SEVEN.

MOOR LANE MILLS

LANCASTER

CONTACTS

Viewings strictly by appointment
with the sole agents:

HARRY HOLDEN

hjh@eckersleyproperty.co.uk

MARK CLARKSON

mac@eckersleyproperty.co.uk



Lancaster Office

76 Church Street
Lancaster
LA1 1ET

T: 01524 60524

Preston Office

25a Winckley Square
Preston
PR1 3JJ

T: 01772 883388

FURTHER INFORMATION

Floor plans, EPCs, and other documentation available on request.

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EIGHT.

MILL ONE + TWO