

Chartered Surveyors
Commercial Property Consultants
Valuers

eckersley
commercial property solutions

**TO
LET**



SELF CONTAINED OFFICES WITHIN ATTRACTIVE LISTED BUILDING

373 m² (4,015 ft²)

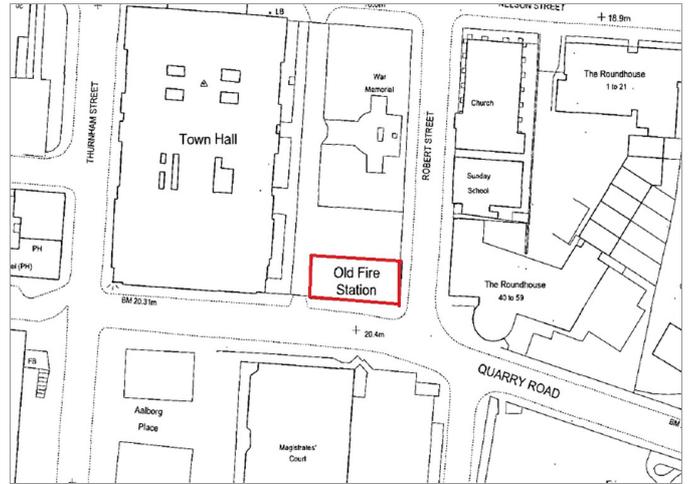
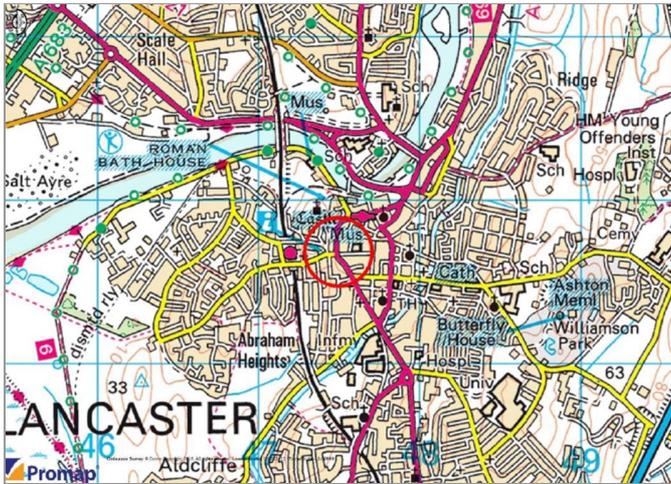
The Old Fire Station
15 George Street
Lancaster
LA1 1XZ

- Centrally located close to amenities
- Close proximity to transport links and infrastructure
- Flexible office accommodation

www.eckersleyproperty.co.uk

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

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



Location

The subject premises are centrally located adjacent to Lancaster Town Hall and County Court fronting onto Quarry Road/George Street affording excellent access to the city centre and the range of amenities it offers together with easy vehicular access particularly to the south of the city.

Lancaster railway station lies approximately 10 minutes walk to the west with Lancaster bus station being circa 5 minutes to the north.

Description

An attractive detached Grade II listed building dating back to circa 1908, of sandstone ashlar construction beneath a slate roof with coped gables and keystone and cornice detailing.

The former fire station is currently in use as offices, with accommodation arranged predominantly over two floors, together with additional cellar and attic storage.

The ground floor provides a mix of open-plan and cellular office accommodation, benefitting from raised floors, carpeted finishes and a suspended ceiling incorporating LED lighting. The space is served by a combination of comfort cooling/heating and gas-fired central heating. Additional features include a dedicated server room, access-controlled entrance, and an intruder alarm system.

The first floor offers characterful office accommodation with exposed roof trusses, LED lighting and Velux roof windows. Ancillary facilities include a fitted kitchen and breakout area, together with separate male and female WC facilities and a shower.

Accommodation

We have estimated the building extends to the following net internal areas:

	m ²	ft ²
Ground Floor	163	1,755
First Floor	163	1,755
Cellar	14	151
Attic	33	355
Total	373	4,015

Services

We understand the premises are connected to electricity (3 phase), gas, water and drainage.

Rating Assessment

The premises need to be re-assessed for rating purposes.

Interested parties are, however, advised to make their own separate enquiries with the rating authority, Lancaster City Council.

Planning

We understand that the premises benefit from use class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are advised to make their own separate enquiries of the local planning authority, Lancaster City Council (www.lancaster.gov.uk).

Terms

The offices are available by way of a new internal repairing and insuring lease, with the tenant responsible for the repair and maintenance of the windows and doors to their demise, for a term of years to be agreed.

Asking Rental

£45,000 per annum, exclusive.

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon as an accurate representation

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Energy Performance Certificate



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/epc.



Technical information	Benchmarks
Main heating fuel:	Buildings similar to this one could have ratings as follows:
Building environment:	45 If newly built
Total useful floor area (m ²):	67 If typical of the existing stock
Building complexity (NOS level):	

VAT

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

Enquiries

Via the sole agents:

Eckersley

Telephone: 01524 60524

Contact: Harry Holden/Mark Clarkson

Email: lancaster@eckersleyproperty.co.uk