

Our Ref MAC/CF/11141

Date As postmark

SUBJECT TO CONTRACT

Dear Sir/Madam

OFFICES, 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 |
| Building 6 & 7 | | | |
| Ground Floor | Under Offer | Under Offer | Under Offer |
| First Floor | Under Offer | Under Offer | Under Offer |
| Building 11 | | | |
| Second Floor, Suite 6 | 198 m ² (2,136 ft ²) | £27,768 per annum | 8 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 Clarkson / Harry Holden
Eckersley

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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.
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