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**TO
LET**



HIGH SPECIFICATION OFFICE SUITE

198 m² (2,136 ft²)

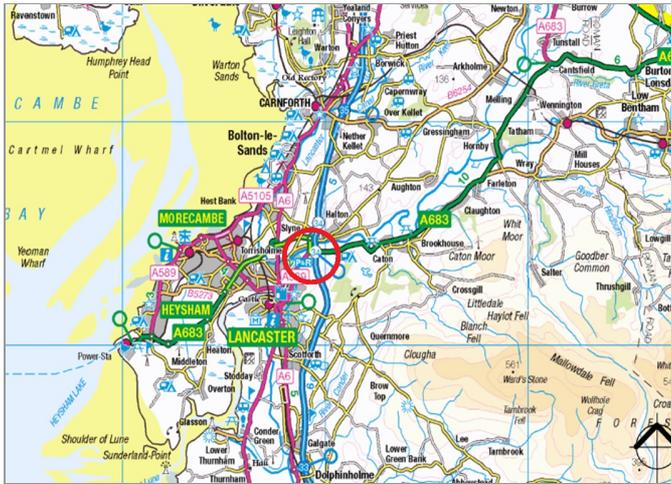
**Suite 6, Building 11
Lancaster Business Park
Caton Road
Lancaster
LA1 3SU**

- Established business park in very accessible location
- Excellent range of amenities close by
- Top floor suite with glazing to 3 elevations
- Air-conditioned suite
- 8 car parking spaces with a further 2 available subject to separate agreement

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Lancaster office T | 01524 60524
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 Lancaster
 LA1 1ET



Location

The suite forms part of Lancaster Business Park, Caton Road, approximately 2 miles north of Lancaster city centre and immediately adjacent to Junction 34 of the M6 motorway. The location provides excellent connectivity to the wider North West, with direct access to the motorway network and the A683 linking into Lancaster and Morecambe.

Lancaster is an established administrative and university city serving North Lancashire and South Cumbria, with a broad economic base including professional services, education and public sector employment. Lancaster railway station provides regular services on the West Coast Main Line.

Nearby occupiers include a mix of regional and national businesses, with additional amenities available within the city centre and at nearby retail and trade locations.

Description

The building is set within well landscaped surroundings and having dedicated car parking offering occupiers a high profile position off Caton Road immediately adjacent to J34 of the M6:

- High quality office finish
- Suspended ceiling with LG3 lighting
- Carpet tiled floors
- Perimeter trunking for small power data & comms
- Glazed partitioned offices/meeting room
- Glazing to 3 elevations
- Air conditioning
- Passenger lift
- 8 car parking spaces with a further 2 available subject to separate agreement

Accommodation

The office suites extends to an approximate net internal area of 198 m² (2,136 ft²).

Services

We understand that mains electricity, gas, water and drainage are available to the premises.

Rating Assessment

From 1st April 2026, the premises will have a Rateable Value of £27,750.

Interested parties, should, however, make their own enquiries of the local rating authority.

Planning

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

Interested parties, should, however, make their own enquiries of the local planning authority.

Terms

The office suite is available by way of a sub-lease for a term expiring on the 31st March 2032. Shorter terms based on occupational requirements can be agreed.

Asking rent is £27,768 per annum, exclusive.

Service Charge

A service charge is levied to cover costs relating to the building including common areas and maintenance.

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

OFFICE: 11, SECOND FLOOR SUITE 6 2 Mareson Way LANCASTER LA1 3BU	Energy rating C	Valid until: 4 July 2029 Certificate number: 6597-8958-2738-1100-8173
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Property type	B1 Offices and Workshop businesses
Total floor area	197 square metres

Rules on letting this property

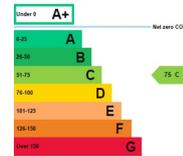
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



VAT

All prices quoted are 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: Mark Clarkson / Harry Holden

Email: lancaster@eckersleyproperty.co.uk

