Chartered Surveyors
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commercial property solutions



OFFICE SUITES TO LET

21 m² (287 ft²) — 252 m² (2,709 ft²)

CityLab
4-6 Dalton Square
Lancaster
LA1 1PP

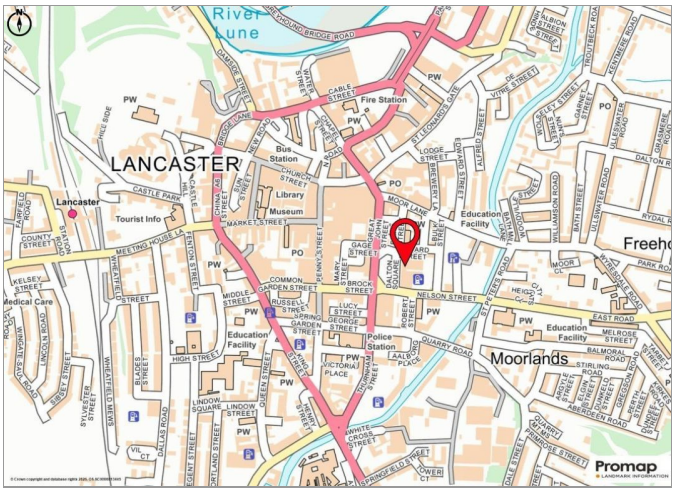
- City centre business centre
- Flexible suites from 287 ft²
- Inclusive service charge package
- Passenger lift and communal kitchens

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Lancaster office
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Lancaster
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Location

CityLab occupies a prominent position on Dalton Square in the heart of Lancaster city centre, facing Lancaster Town Hall. The city's shops, cafés, restaurants and amenities are all within a short walk.

Bus stops are located on Dalton Square itself and Lancaster railway station on the West Coast Main Line is within easy walking distance. Junction 34 of the M6 is approximately 2 miles away.

Description

CityLab is an established multi-let business centre providing 35 office suites within an attractive period building on Dalton Square.

The suites provide self-contained office accommodation suitable for a range of businesses, from small start-ups to established firms requiring a city centre base. Occupiers benefit from shared kitchen facilities, WCs and a passenger lift, together with on-site cleaning and security.

Two meeting rooms are available within the building for hire by occupiers.

Accommodation

The available suites extend to the following approximate net internal areas (NIA):

	m²	ft²
G11 (Ground Floor)	39	420
G13 (Ground Floor)	98	1,057
F13 (First Floor)	40	427
F15 (First Floor)	48	518
S1 (Second Floor)	21	287
Total	**252**	**2,709**

Suites may be combined subject to availability.

Services

Gas, electricity, water and drainage are available to the property with the building benefiting from a common heating system.

Rating Assessment

	Rateable Value
Suite G11	£4,750
Suite G13	£11,250
Suite F13	£4,750
Suite F15	£5,900
Suite S1	£2,900

Small business rates relief may be available to qualifying occupiers depending on individual circumstances.

Interested parties should make their own enquiries of the local rating authority at Lancaster City Council (www.lancaster.gov.uk).

Planning

The premises benefit from an established use within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are recommended to make their own enquiries of the planning department at Lancaster City Council.

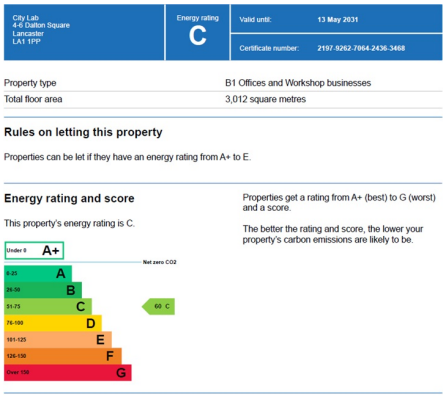
Terms

The suites are available by way of new leases for a minimum term of three years.

Asking Rental

Upon application.

Energy Performance Certificate


City Lab
4-6 Dalton Square
Lancaster
LA1 1PP

Energy rating: C

Valid until: 13 May 2031

Certificate number: 2197-9262-7064-2436-3468

Property type	B1 Offices and Workshop businesses
Total floor area	3,012 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.

Under 0 A+
0-25 A
26-50 B
51-75 C
76-100 D
101-125 E
126-150 F
Over 150 G
Net zero CO2
60 C

Service Charge

A service charge is payable providing an inclusive package of services. This includes heating to the suites and common areas, cleaning, security, maintenance and running of the passenger lift, communal kitchen facilities, building insurance and the general running costs of the centre. Further details are available on application.

Photographs and Plans

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

VAT

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

All Enquiries

Please contact the sole letting agents:

Eckersley
Contact: Harry Holden
Tel: 01524 60524
Email: lancaster@eckersleyproperty.co.uk

Eckersley for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Eckersley has any authority to make or give any representation or warranty whatever in relation to this property.

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