

Our Ref MAC/CF/11141

Date As postmark

SUBJECT TO CONTRACT

Dear Sir/Madam

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 1			
First Floor	196 m ² (2,106 ft ²)	£27,370 per annum	6 spaces
Building 2			
Ground & First Floor	485 m ² (5,224 ft ²)	£65,300 per annum	15 spaces
Buildings 1 & 2 combined	681 m² (7,330 ft²)	£92,670 per annum	21 spaces
Building 3			
Ground floor:	148.73 m ² (1,601 ft ²)	£20,850 per annum	5 spaces
Building 6 & 7			
Ground Floor	483 m ² (5,206 ft ²)	£65,075 per annum	15 spaces
First Floor	483 m ² (5,206 ft ²)	£65,075 per annum	15 spaces
Total	966 m² (10,412 ft²)	£130,150 per annum	30 spaces
Building 11			
Ground Floor			
Suite 1a	LET	LET	LET
Suite 1b	LET	LET	LET
Suite 2	UNDER OFFER	UNDER OFFER	UNDER OFFER
Total:			
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 A. Clarkson MRICS
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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