

**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
<b>Building 1</b>			
First Floor	196 m <sup>2</sup> (2,106 ft <sup>2</sup> )	£27,370 per annum	6 spaces
<b>Building 2</b>			
Ground & First Floor	485 m <sup>2</sup> (5,224 ft <sup>2</sup> )	£65,300 per annum	15 spaces
<b>Buildings 1 &amp; 2 combined</b>	<b>681 m<sup>2</sup> (7,330 ft<sup>2</sup>)</b>	<b>£92,670 per annum</b>	<b>21 spaces</b>
<b>Building 3</b>			
Ground floor:	148.73 m <sup>2</sup> (1,601 ft <sup>2</sup> )	£20,850 per annum	5 spaces
<b>Building 6 &amp; 7</b>			
Ground Floor	483 m <sup>2</sup> (5,206 ft <sup>2</sup> )	£65,075 per annum	15 spaces
First Floor	483 m <sup>2</sup> (5,206 ft <sup>2</sup> )	£65,075 per annum	15 spaces
<b>Total</b>	<b>966 m<sup>2</sup> (10,412 ft<sup>2</sup>)</b>	<b>£130,150 per annum</b>	<b>30 spaces</b>
<b>Building 11</b>			
<b>Ground Floor</b>			
Suite 1a	<b>LET</b>	<b>LET</b>	<b>LET</b>
Suite 1b	<b>LET</b>	<b>LET</b>	<b>LET</b>
Suite 2	<b>LET</b>	<b>LET</b>	<b>LET</b>
<b>Total:</b>			
<b>Additional Charges</b> 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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