

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)	£27,378 per annum	6 spaces
Building 2			
Ground & First Floor	Under Offer	Under Offer	Under Offer
Building 3 & 4 (Can be amalgamated)			
Building 3			
Ground Floor:	148.73 m ² (1,601 ft ²)	£20,813 per annum	5 spaces
Building 4			
Ground Floor	146 m ² (1,571 ft ²)	£20,423 per annum	4 spaces
Total Ground Floor Building 3 & 4	294.73 m² (3,172 ft²)	£41,236 per annum	9 spaces
Building 6 & 7			
Ground Floor	483 m ² (5,206 ft ²)	£67,678 per annum	15 spaces
First Floor	483 m ² (5,206 ft ²)	£67,678 per annum	15 spaces
Total	966 m² (10,412 ft²)	£135,356 per annum	30 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 A. Clarkson MRICS
Eckersley