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**TO  
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## OFFICE PREMISES WITH ANCILLARY STORAGE

339 m<sup>2</sup> ( 3,648 ft<sup>2</sup> )

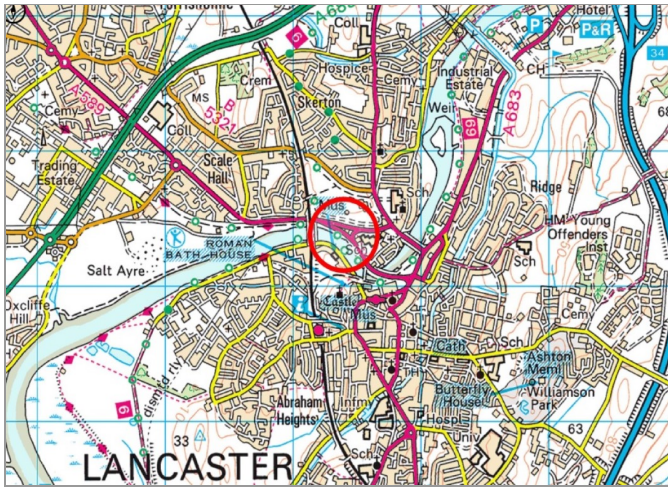
2nd Floor Offices  
St George's Quay  
Lancaster  
LA1 1RD

- Attractive riverside location
- Versatile office space with storage
- Secure access and amenities
- Conveniently located with good transport links

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 PR1 3JJ

**Lancaster office** T | 01524 60524  
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 Lancaster  
 LA1 1ET



## Location

The premises are in an attractive location on St George's Quay, overlooking the River Lune and adjacent to the Maritime Museum. They are situated within the Quay Conservation Area, preserving the historic character of the surroundings.

The property is situated on the northeastern outskirts of Lancaster city centre, within a mile of both Lancaster train and bus stations.

Access to the A6 northbound is provided via a short drive to Caton Road, ultimately connecting to the M6, approximately three miles to the north. The M6 offers routes north to the Lake District and south to Preston, the M65 motorway network, and beyond.

Lancaster city centre is an attractive area with considerable historical and architectural merit, offering a range of amenities, all within walking distance of the subject property

## Description

The premises consist of a second-floor office within a five-storey building of traditional stone construction, beneath a pitched slate roof with timber-framed windows. The space offers a combination of cellular and open-plan areas, along with a boardroom, kitchen, reception, storage areas, and male and female WCs. Part of the premises has a limited ceiling height and therefore, those parts are most suitable for storage.

The property provides a mix of fluorescent and LED strip lighting, supplemented by LED spotlights. Power is provided via perimeter trunking and additional power points. Heating is supplied by electric heaters, and the premises are carpeted throughout.

Access is via a shared entrance door and stairwell at the rear of the building, benefiting from a fob entry and intercom system

## Accommodation

We have estimated the net internal floor areas as follows:

	m <sup>2</sup>	ft <sup>2</sup>
Offices	203.3	2,187
Storage (limited height)	135.7	1,461
<b>Total</b>	<b>339.0</b>	<b>3,648</b>

## Services

We understand the property benefits from mains connections to electricity, water and drainage.

## Rating Assessment

We understand the second floor premises have a rateable value of £15,500.

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

## Planning

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

## Terms

The offices are available on new effective full repairing and insuring lease terms for a number of years to be agreed.

## Asking Rental

Offers in the region of £22,500 per annum, exclusive.

## 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

25 St Georges Quay LANCASTER LA1 1HD	Energy rating <b>D</b>	Valid until: 1 August 2038
		Certificate number: 9236 2252 6396 1550 2664

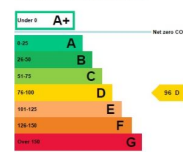
Property type	E1 Offices and Workshop businesses
Total floor area	410 square metres

### 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 D.



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 are quoted exclusive of, but may be 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: Harry Holden

Email: [lancaster@eckersleyproperty.co.uk](mailto:lancaster@eckersleyproperty.co.uk)