

Lancaster Business Park

CATON RD | LANCASTER | LA1 3RQ

Modern high specification offices

TO LET



THE
DERWENT
GROUP

1,463-5,224 sq ft 136 - 485 sq m





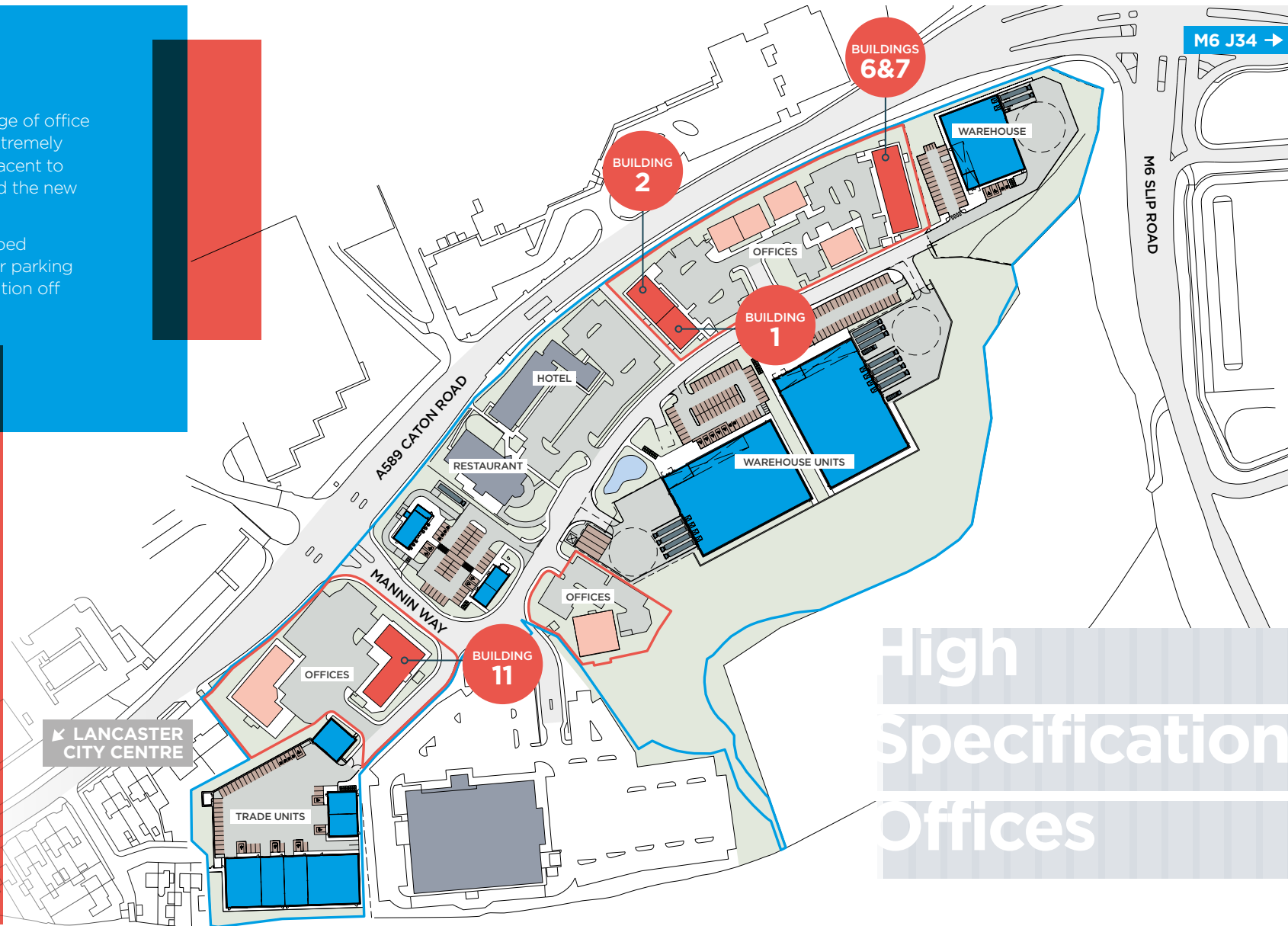
The Development

Lancaster Business Park offers a range of office suites and buildings, located in an extremely prominent position, immediately adjacent to Junction 34 of the M6 motorway and the new Lancaster Park and Ride.

The buildings are set in well landscaped surroundings and have dedicated car parking offering occupiers a high profile position off Caton Road, Lancaster.

All accommodation includes:

- High quality office interiors
- Lay in grid ceiling tiles
- LG3 lighting
- Carpet tiled floors
- Perimeter trunking for small power, data & comms
- Male, female and accessible toilets on each floor
- Electric lifts
- Heating by VRF air conditioning or perimeter radiators depending on suite



High Specification Offices



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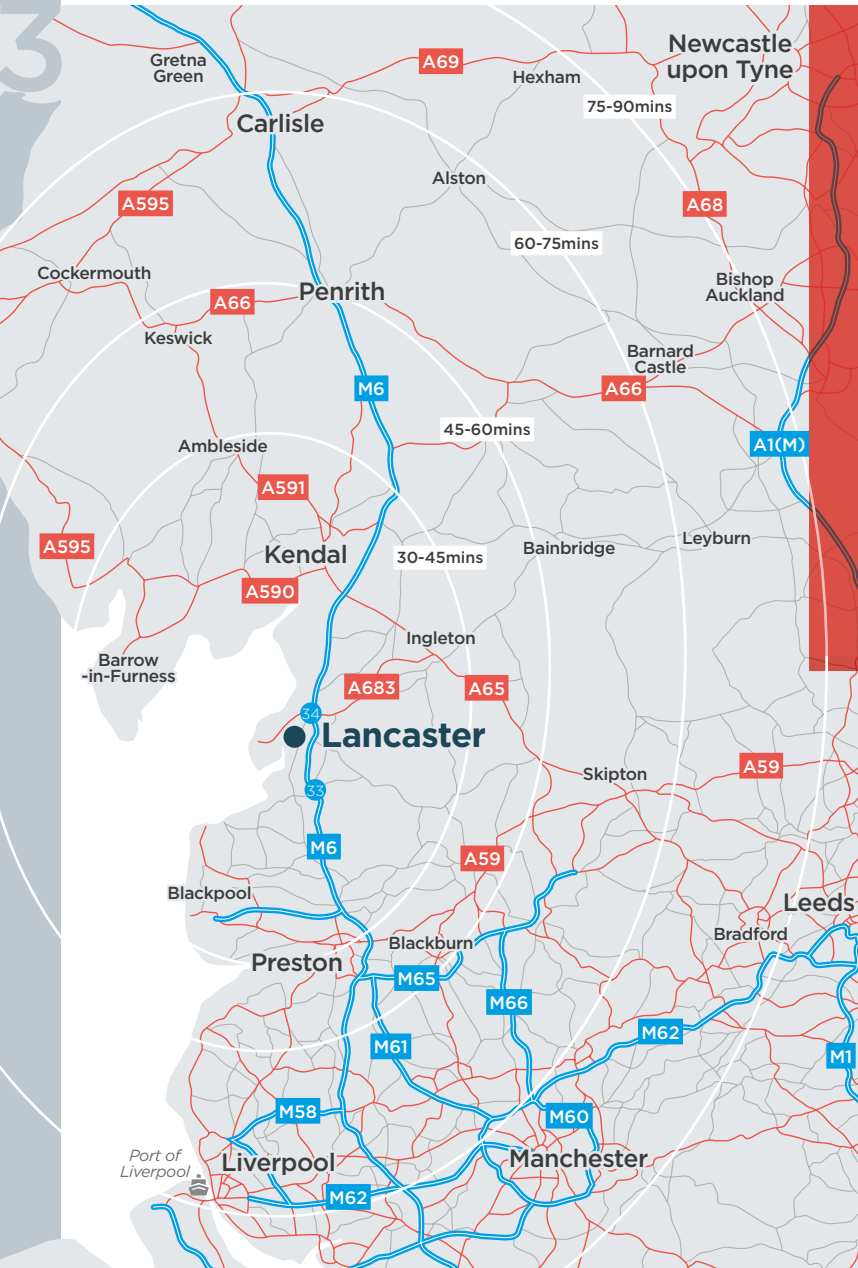
THE DEVELOPMENT

THE LOCATION

AVAILABILITY

TERMS/RENT/
LEGAL/VAT

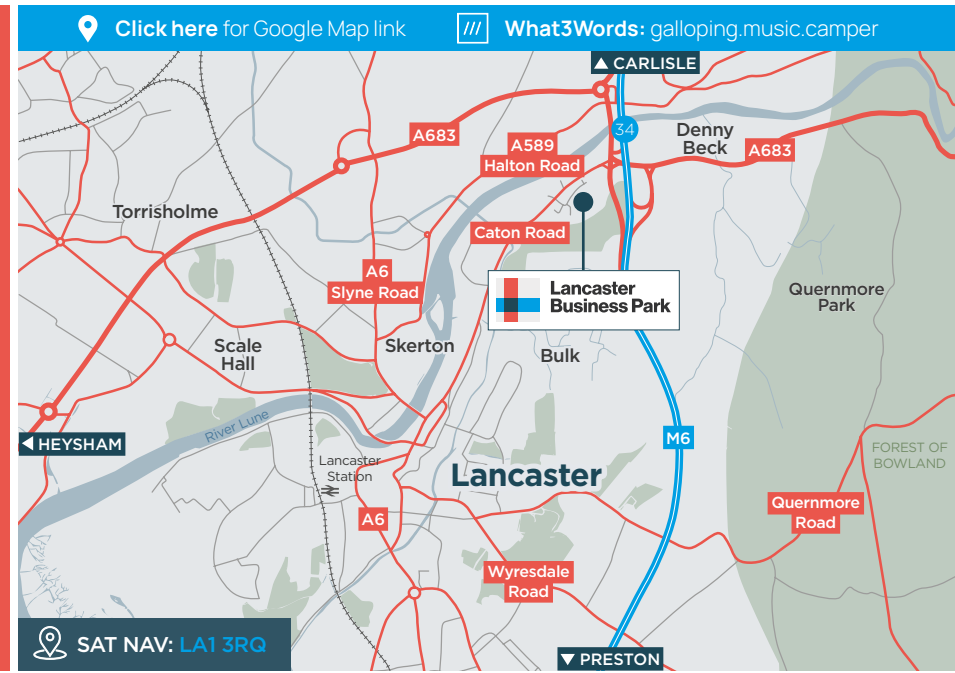
CONTACT



The Location

Lancaster Business Park is located in an extremely prominent position, immediately adjacent to Junction 34 of the M6 motorway.

Kendal	20 miles	25 mins
Preston	23 miles	31 mins
Manchester	56 miles	63 mins
Liverpool	60 miles	77 mins
Carlisle	64 miles	66 mins





Availability

OFFICE	SQ M	SQ FT	CAR PARKING	HEATING	NOTES
Building 1					
First Floor	196	2,106	6 spaces		
Building 2					
Ground & First Floor	485	5,224	15 spaces		
Building 5					
Ground floor				UNDER OFFER	
First floor				UNDER OFFER	
Building 6 & 7					
Ground Floor				LET	
First Floor	483	5,206	15 spaces		
Building 11					
Ground Floor					
Suite 1a	135.90	1,462.83	5 spaces		
Suite 1b				LET	
Suite 2	198	2,136	6 spaces		
Total:	335	3,611	11 spaces		
Second Floor					
Suite 5a				LET	
Suite 5b				LET	
Suite 6				LET	

Additional Car Parking

In addition to the allocated car parking spaces, Lancaster Business Park also offers an overspill car park available on a first come first served basis.





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THE DEVELOPMENT

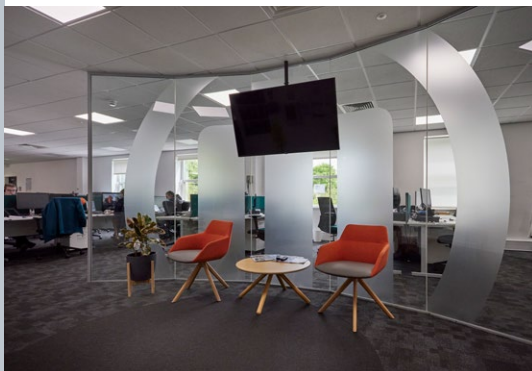
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Terms

The accommodation is available by way of full repairing and insuring leases for a term of years to be agreed.

Rent

Full details and quoting rents are available on application.

Legal

Each party to bear their own legal costs incurred in the transaction.

VAT

Prices, outgoings and rentals where quoted are exclusive of, but may be liable to, VAT at the prevailing rate.



Contact

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A DEVELOPMENT BY



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