



www.fisherwrathall.co.uk

82 Penny Street, Lancaster LA1 1XN - Tel: 01524 69922 - Email: info@fwcommercial.co.uk



Unit 1
Lansil Way
Caton Road
Lancaster
LA1 3QY

Price: Annual Rental
Of £25,000

TO LET

First Floor Office

Approx 3,000 sq ft.

Modern, End of Terrace Unit

Close to M6 Junction 34.

Goods Lift to First Floor.

Good quality office accommodation with extensive parking available.



COMMERCIAL SALES
PLANNING ADVICE

COMMERCIAL LETTINGS
PROPERTY AUCTIONS

COMMERCIAL LAND
VALUATIONS



Unit 1 Lansil Way, Caton Road, Lancaster. LA1 3QY

Price Annual Rental Of £25,000

LOCATION

The subject premises are located within the Lansil Way Industrial Estate, off Caton Road which connects the city centre to Junction 34 of the M6 Motorway and is an extremely popular and sought after employment location due to the communication advantages it affords.

DESCRIPTION

Modern, end of terrace office block arranged over two floors, first floor available to rent offering a high standard of accommodation. The first floor has completely separate facilities from the ground floor. Plus the benefit of a goods lift for convenience.

ACCOMMODATION

First floor offices extending to 262.9 sqm (2,830 sq ft) with 8.3 sqm (89 sq ft) kitchen facilities plus WCs

Outside, extensive parking is available with the Unit.

SERVICES

Mains water, drainage and electricity connected up along with air conditioning.

LEASE

Available by way of a new internal repairing and insuring basis, for a term of years to be agreed.

RENT

£25,000 per annum plus a Service Charge for the lift maintenance & repair/cleaning of communal areas.

RATING

£9992.55 per annum

VAT

All figures quoted are exclusive of but will be subject to VAT at the prevailing rate.

VIEWING

Strictly by appointment with the sole agents, Fisher Wrathall.



Fisher Wrathall Commercial

82 Penny Street
Lancaster
LA1 1XN

Tel: 01524 69922

Email: info@fwcommercial.co.uk