



**FISHER  
WRATHALL**  
COMMERCIAL



## **Askam Office 5 Hampson Lane, Lancaster, LA2 0HY**

### **£400 Per Calendar Month**

TO LET - An individual office in an extremely well placed and convenient location just off the M6 at junction 33 at Hampson Green. Free parking on site. Ideal South Lancaster location for commuters.

## Location

The premises are located immediately adjacent to junction 33, ideal for Lancaster University and for access North or South on the M6. Ample free parking is available on site, making this a very accessible location.

## Description

This impressive detached building, with its own large parking areas, provides a good quiet working environment with easy access to the M6 and Lancaster University.

Office 5 is available on the ground floor.

Shared Kitchen & Toilet Facilities on the Ground Floor.

The offices are carpeted and part furnished and offered on an all inclusive rent basis - please see below in respect of services to be provided.

This is an excellent opportunity for many types of businesses.

Available on flexible terms.

## Services

All inclusive in the stated rent, to include the following:-

Business Rates  
Electricity  
Fuel  
Servicing  
Lights  
Decoration  
Carpets  
Window Cleaning  
Disposal  
Fire  
H & S  
Cleaning of communal areas

## Availability

Offices currently available:-

Office 5

## Office / Rent

Office 5 - approximately 212.5 square

feet - £4800 per annum plus VAT - side facing with its own external door.

## VAT

This property has been elected for VAT, so VAT will be payable on top of the rent.

## Lease Terms

Flexible lease terms, break clause available after 12 months. Any lease proposals to be discussed direct with the landlord.

## Viewing Arrangements

Strictly by appointment with the sole agents:-

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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