

FOR LEASE

FIRST FLOOR OFFICE PREMISES
CALDER HOUSE
CARTMELL LANE
GARSTANG
PR3 0LU

- OPEN PLAN FIRST FLOOR OFFICE SUITE
- OFFERS CHARACTER WITH PERIOD FEATURES
- SELF CONTAINED OFFICE SPACE
- ALLOCATED CAR PARKING SPACES (TBC)
- EASILY ACCESSED OFF CARTMELL LANE
- INTERNAL VIEWING HIGHLY RECOMMENDED

RENTAL: £12,900 PA EXCLUSIVE + VAT

PLUS SERVICE CHARGE TO COVER UTILITY BILLS
(SHARED OFFICES)



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
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f: 01253 765260 w: www.duxburyscommercial.co.uk

CARTMELL LANE, GARSTANG, PR3 0LU

LOCATION

Island Farm is located directly off Cartmell Lane in Nateby, Garstang. Easily accessed from the surrounding areas of Catterall, St Michaels and over Wyre. It provides ease of access to the A6 which runs parallel with the M6 motorway and now connects via the newly constructed bypass at Junction 1 with the M55 motorway. Access is available via Junction 1 into Fulwood and towards Preston City centre.

POSITION

From over Wyre direction: proceed along Garstang Road / Black Lane, which connects onto Cartmell Lane and Island Farm can be found on the right hand side.

From Garstang direction: proceed along Longmoor Lane / Kilcrash Lane, which connects onto Cartmell Lane and Island Farm can be found on the left hand side.

Proceed up the drive off Cartmell Lane and the car park can be seen immediately on the left hand side. Enter the car park, drive to the far side, park up and then it is a short walk to the front door of the office building.

DESCRIPTION

Self-contained First Floor office suite:

- Provides an open plan office environment
- Front entrance with stairs leading to a reception landing.
- Fitted Kitchen.
- Ladies & Gents WC's
- Allocated car parking spaces, specific number of spaces is to be negotiated. The front door to the offices is with walking distance of the car parking area.

As this building is shared with the ground floor office suite, the rent is to be all inclusive. A service charge is payable on top of the rent. Figures to be discussed with the landlord following a viewing.

Internal viewing is highly recommended by appointment.

ACCOMMODATION

Net Internal Area: 1,070 sq ft (approx.)

ADDITIONAL PHOTOS

Can be viewed to the latter pages of the brochure.

LEASE/LLEGAL FEES

Available by way of a new FRI lease with terms to be negotiated. The incoming tenant is responsible for the landlord's legal fees incurred in the transaction. Quote to be provided.

BUSINESS RATES

TBC

EPC

TBC

VAT

We are informed that all figures are plus VAT, at the prevailing rate.

VIEWINGS

Strictly via prior appointment through Duxburys Commercial on 01772 280500 Option 1 or email: adam@duxburyscommercial.co.uk

Disclaimer/ Planning Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning.

Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that;

(1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.

(2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.

(3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.

(4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

(5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.

Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.





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