

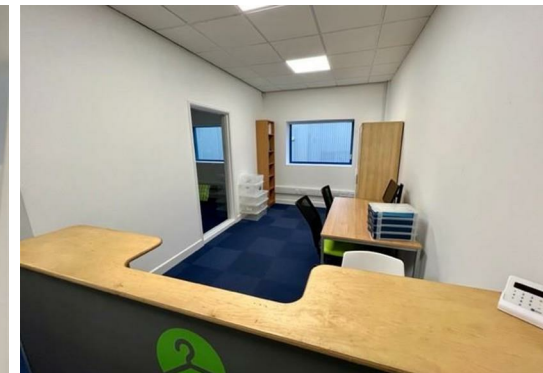


**FISHER  
WRATHALL**  
COMMERCIAL



## Unit 1 Lansil Way, Lancaster, LA1 3QY £500 (From) Per Calendar Month

TO LET - Various Offices - Bespoke First Floor Office Suite offering extremely pleasant range of office space with access to Goods Lift. Different sizes available, in a modern unit off Caton Road ideally placed for access to the motorway. Located on a major arterial route to the city centre and close to M6 Junction 34. Good quality office accommodation with extensive parking available. Viewing essential.



## 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 divided into individual office suites and single offices.

Offering a high standard of accommodation.

## ACCOMMODATION

Various Suites available ranging from all different sizes and prices. Please enquire for information on the available suites.

Shared toilets.

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 lease for a term of years to be agreed with the landlord.

## RENT

Rent ranging from £500 per calendar month plus VAT. Included in the rent are the usual services but exclude business insurance and business rates.

All to be confirmed by the landlord.

## LEGAL COSTS

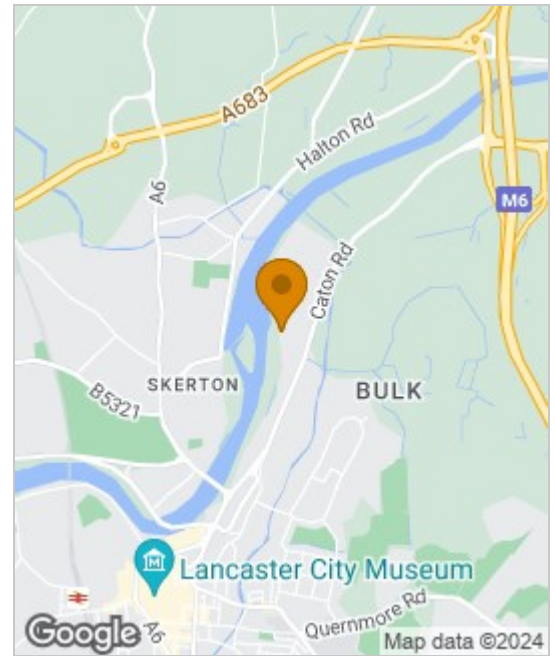
The ingoing tenant to be responsible for the landlords reasonable legal costs incurred in connection with the preparation of the lease.

## VAT

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

## VIEWING ARRANGEMENTS

Strictly by appointment with Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN. Please call 01524 69922 to arrange or email: [info@fwcommercial.co.uk](mailto: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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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