



**FISHER
WRATHALL**
COMMERCIAL

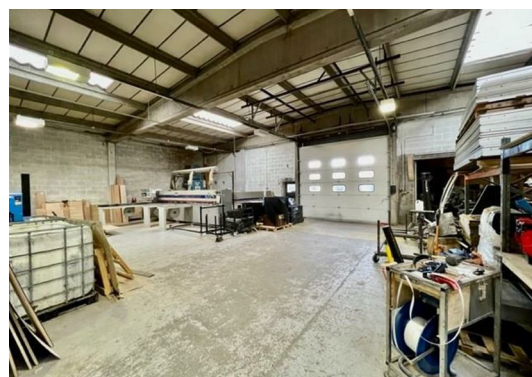
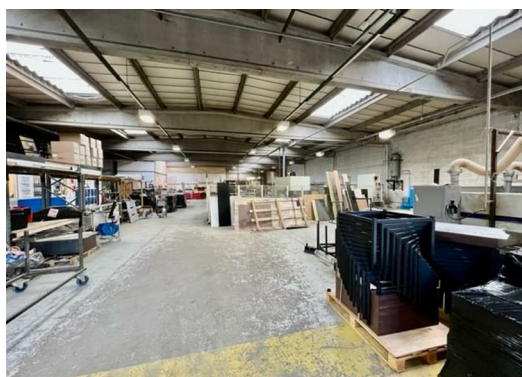
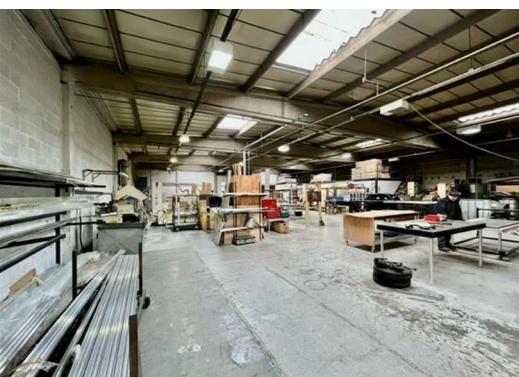


Unit 1, Butler Works Wyresdale Road, Lancaster, LA1 3JJ Offers In The Region Of £495,000

FOR SALE - A SUBSTANTIAL WAREHOUSE UNIT CLOSE TO LANCASTER CITY CENTRE OFFERING EXCELLENT STORAGE POTENTIAL.

SOME 10,000 SQ FT or thereabouts of warehouse space and offices situated just above Lancaster Leisure Park.

Ample parking and access. Viewing essential to fully appreciate the space on offer.



Location

The subject premises are located just above Lancaster Leisure Park off Wyresdale Road close to the junction with Newlands Road.

Ideally placed for access to Lancaster City centre, University of Cumbria and Lancaster University.

Description

A traditional Warehouse unit of some 10,000 square feet or thereabouts offering ideal storage potential with offices, some offices being on the first floor.

Main access to the premises at the rear. Scope to alter the front approach to the building subject to any necessary planning permission. The premises have been occupied by Mainstage for many years but are now being offered with vacant possession due to business retirement.

Accommodation

Ground Floor

Front Pedestrian Entrance

Reception

12'0" x 11'8" (3.663 x 3.559)

Office

49'4" x 11'8" (15.043 x 3.571)

Office

14'8" x 13'1" (4.482 x 3.990)

Main Warehouse Plus Deep Recess

98'5" x 53'10" plus 39'9" x 29'1" (30.006 x 16.414 plus 12.133 x 8.881)

Kitchen

23'10" x 13'4" (7.287 x 4.085)

Shop Area

40'0" x 8'8" (12.194 x 2.646)

Warehouse Plus Recesses

26'10" x 17'9" plus 26'10" x 15'6" (8.191 x 5.413 plus 8.191 x 4.748)

Foyer

17'3" x 10'4" (5.280 x 3.153)

Disabled Toilet

Toilet Block

First Floor

Landing

Meeting Room

17'9" x 13'8" (5.412 x 4.168)

Warehouse

36'9" x 20'1" (11.211 x 6.124)
Including recess and staircase leading down to ground floor.

Kitchen Area

Toilet

Exterior

Ample car parking to the front. Pedestrian access to the front. Main access to the interior from the rear.

Services

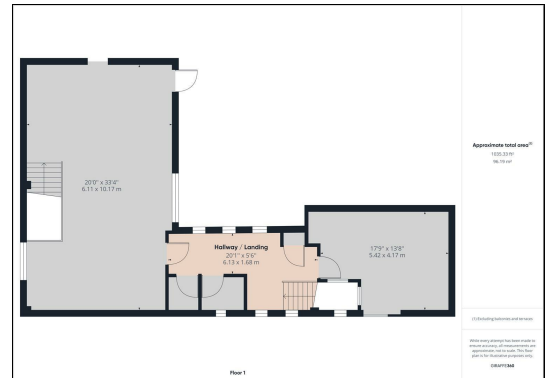
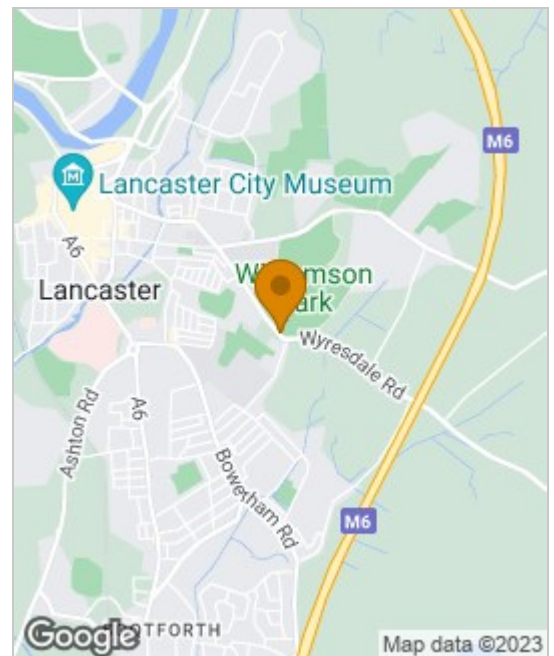
Mains services available.

Rateable Value

Currently £25,250. From April 2023 £30,500.

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



Energy Efficiency Rating

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

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