



**FISHER
WRATHALL**
COMMERCIAL



Barn Office/Studio , Oakenclough, PR3 1TB **£700 Per Calendar Month**

TO LET - Fully Refurbished Barn building as an Office / Studio at Oakenclough Mill. Ideal rural location with parking and ample natural light. Character building, well insulated and well stocked with banks of datapoints. All ground floor accommodation. Viewing strongly recommended.



Location

Oakenclough is a village area situated in a rural location on the edge of the Forest of Bowland, approximately midway between Lancaster and Preston and approximately 3 miles east of Garstang.

Access to the M6 motorway is via junction 32, approx 7 miles to the south and junction 33, approx 6.5 miles to the north.

The premises are located within an old paper mill which forms a focal point for local industrial and manufacturing businesses within Oakenclough.

Description

Fully refurbished stone barn converted for office or studio use.

Well appointed and decorated, currently used as a studio.

The refurbishment has enabled the building to be extremely well insulated within the walls and roof. Some rural views.

Character building with parking, ideal for a start up office or studio.

Ground Floor Accommodation

Office / Studio

32'4" x 14'11" (9.862 x 4.548)
Maximum overall measurement including kitchen area and toilet, approached by double entrance doors, vaulted ceiling with Velux skylights providing ample natural light, Upvc double glazed windows, banks of datapoints and power points.

Kitchen Area

Sink unit, fitted wall and floor units.

Cloakroom/w.c.

Wash hand basin and separate toilet.

Services

Mains water and electricity connected. Private drainage system.

Floor Area

Approximately 480 square feet or thereabouts.

Lease Terms

New lease terms to be agreed with the landlord.

Legal Fees

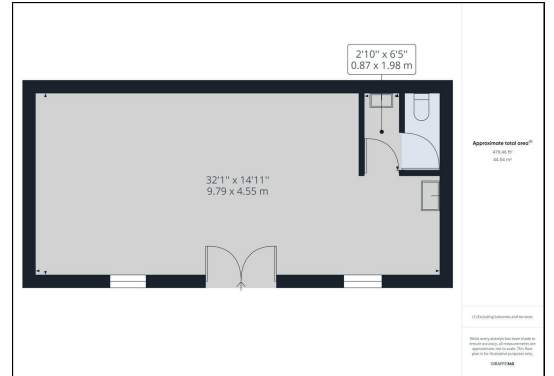
The incoming tenant is to be responsible for the landlords reasonable legal costs incurred in connection with the preparation of the lease.

VAT

All figures quoted are exclusive of, but may 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



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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