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WRATHALL**  
COMMERCIAL



**The Meadows Hampson Lane, Lancaster, LA2 0HY**  
**£12,500 Per Annum**



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## £12,500 Per Annum



### Location

The premises are located immediately adjacent to junction 33, ideal for Lancaster, Lancaster University and for access North or South on the M6.

### Description

The property is maintained to a very high standard. With new carpets throughout, new shower & WC facilities and attractive kitchen and staff area.

There is disabled access and facilities available.

This single story property has a gated secure car park, with ample parking.

### Accommodation

Offices 5 & 6 with a combined floor space of 77.71 sq m (836.46 sq ft)

Building Comprises:-

Entrance Hall leading to a long central corridor. Doors from the corridor lead to 5 Offices of various sizes - WC's - Shower room - Kitchen & Dining area.

### Terms

A new Full Repairing Lease for a duration to be agreed.

### Rent

Base rent of £14,000 pa

### Rates

Rateable value = £15,850 as of April 2023

### EPC

Energy Performance Certificate = C

### Legal Costs

Each party to be responsible for their own legal fees.

### VAT

The subject property is registered for VAT and so VAT will be chargeable on rent.

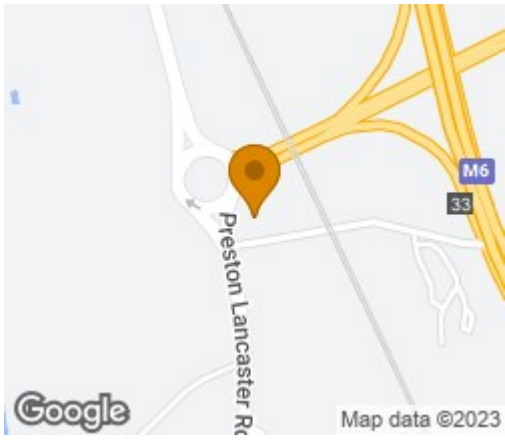
### Service Charge


The Landlord reserves the right to administer a service charge for maintenance of the common parts of the external area of the premises.

### Viewing

Strictly by appointment with the sole agent: Fisher Wrathall Commercial.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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