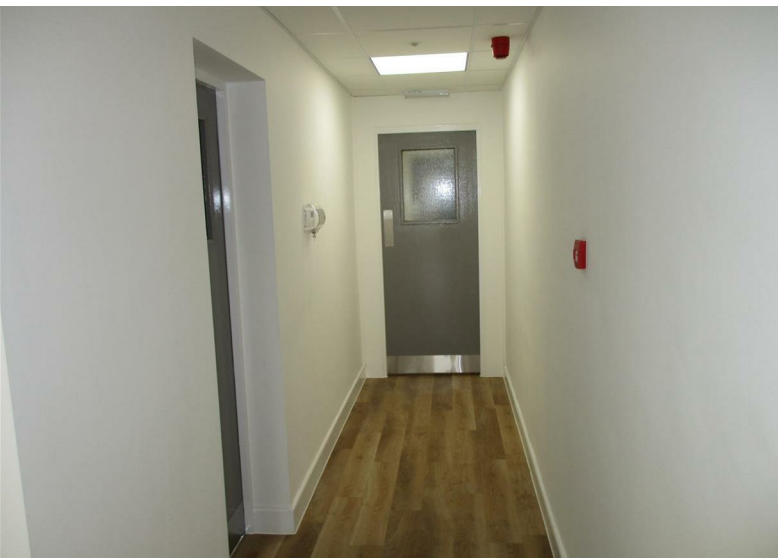




**FISHER
WRATHALL**
COMMERCIAL



3C Keer Park Warton Road, Carnforth, LA5 9EX
£9,104 Per Annum



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Office Information

- Ground floor entrance, shared with only one other business
- Recently refurbished – modern, new carpets, suspended ceilings, LED lighting, trunking, and ample double sockets to all offices. All offices have windows so plenty of natural light.
- Office would comfortably seat 8 desks, but suitable for a variety of layout and office usages depending on scale and size of your business needs
- An intercom from the ground floor main entrance links to each individual office for access
- Gas fired central heating to all offices and hallways
- Modern ladies and gents WC and welfare facility area
- Weekly cleaning of communal areas (welfare area, WC, hallways)
- All utilities (water, gas, electric) and building insurance included in rental fee
- Four dedicated off-road parking spaces available outside the building
- Building management (fire alarms, servicing, external window cleaning etc) undertaken by building owner
- EPC Rating – C
- 24/7 access to the building / office so come and go as you please

Tenant would be responsible for business rates, telecoms, contents insurance as required and cleaning of inside the offices.

Location

Keer Park is located off Warton Road, Carnforth. The town of

Carnforth is within walking distance and features many independent stores as well as the usual big names including well known supermarkets. Wednesday is market day, and a host of stalls can still be found in the square. There is easy access to the M6 Motorway via Junction 35 (less than 2 miles). Carnforth Railway Station is within 5 minutes walking distance and is served by the West Coast Line, perfect for commuters or business.

Keer Park hosts a range of commercial and professional tenants such as DPD, electrical contractors, printers, telecoms & IT support, catering services, a body shop and MOT centre and health care professionals. Lots of our tenants use the services of their neighbours on site, so it is a great place for businesses to thrive.

Tenure/Terms


The office is available by way of a licence for a term to be agreed and at a licence fee of £9,104 plus vat per annum.

Term is for a fixed time but flexible in length to suit your business needs. No deposit or bond required; first month's rent paid in advance then rent paid in advance each month. No maintenance / service fee or hidden costs for upkeep of communal / external areas.

Viewing highly recommended.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.