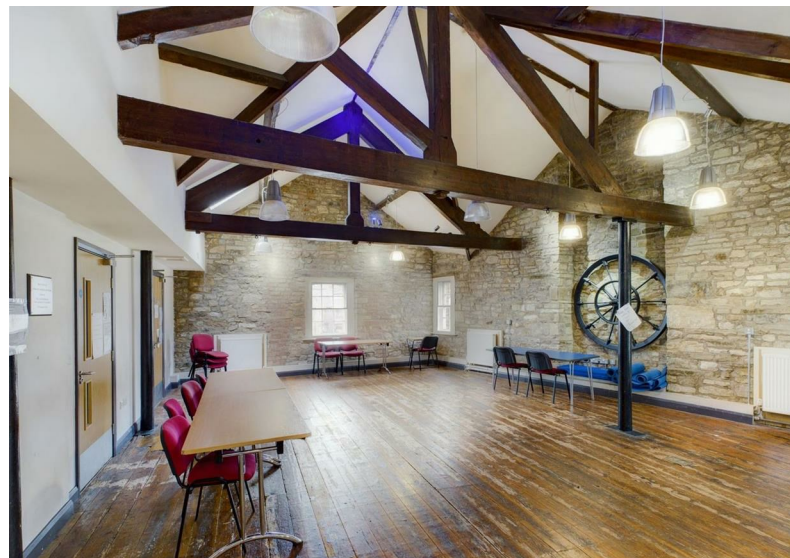




**FISHER
WRATHALL**
COMMERCIAL



Former YMCA, 5 New Road, Lancaster, LA1 1EZ
£6,500 Per Calendar Month



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£6,500 Per Calendar Month



Location

Lancaster is a busy University City and the principal town of North Lancashire. Well placed adjacent to the M6 motorway, it is approximately equidistant from Preston and Kendal which are both some 20 miles away and easily accessible from junctions 33 and 34 of the M6 motorway.

The subject building is situated in the heart of the city centre opposite the bus station and within easy walking distance of all amenities.

Description

A really substantial building, a former loft warehouse, converted into offices. 5 floors of accommodation including a lift.

Divided up into various office suites, the building offers tremendous potential for an individual large user.

This is a Grade 11 listed building with list entry number 1194977 and location of Pye's Building on Damside Street.

Accommodation

Ground Floor

Entrance Hall

Security entrance door.

Reception Office

15'10" x 8'3" (4.834 x 2.539)

Meeting Room

10'8" x 7'10" (3.266 x 2.409)

Play Room

30'4" x 18'0" (9.270 x 5.491)

Washrooms

Disabled and Unisex.

Back Room

13'5" x 5'7" (4.109 x 1.727)

Store Room

13'3" x 7'11" (4.046 x 2.432)

Kitchen

19'9" x 12'11" (6.024 x 3.939)

Maximum overall measurement, 'L' shaped.

Communal Hallway

With Lift.

Basement

Store

18'8" x 7'7" (5.692 x 2.326)

Store

Boiler Room

9'5" x 7'4" (2.877 x 2.259)

Gas boiler.

Further Store

Limited head height.

First Floor

Office / Potential Gym Area

27'6" x 14'11" (8.404 x 4.568)

With Shower Room and Disabled Wet Room

Store

13'8" x 7'9" (4.183 x 2.373)

Plus deep recess.

Washroom/w.c.

Cleaner Store

Inner Landing

Office

13'6" x 8'10" (4.128 x 2.716)

Office

14'11" x 10'11" (4.549 x 3.333)

Communal Landing

With access to staircases.

Second Floor

Office

25'11" x 15'3" (7.901 x 4.660)

Office

13'5" x 8'9" (4.098 x 2.688)

Store

Office

18'2" x 13'11" (5.544 x 4.259)

Disabled Toilet

Staff Living Kitchen

16'7" x 15'0" (5.058 x 4.597)

Maximum overall measurement, 'L' shaped.

Third Floor**Communal Landing****Office**

13'7" x 8'11" (4.158 x 2.728)

Office

15'4" x 10'2" (4.690 x 3.122)

Office

21'2" x 13'10" (6.463 x 4.236)

Store**Server Room****Disabled Toilet****Office**

11'6" x 7'11" (3.517 x 2.414)

Office

15'5" x 11'2" (4.709 x 3.426)

Fourth Floor**Communal Landing****Landing**

14'10" x 9'5" (4.540 x 2.887)

Office

11'7" x 10'3" (3.556 x 3.128)

Office

13'6" x 9'1" (4.117 x 2.773)

Play Room

37'11" x 23'6" (11.561 x 7.167)

Services

All mains services connected.

Floor Area**Rateable Value**

Various individual assessments.

VAT

All prices quoted are exclusive of, but may be liable to, VAT.

Legal Costs

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

Viewing Arrangements

Strictly by appointment with the SOLE AGENT 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



Approximate total area⁽¹⁾
 1737.43 ft²
 161.41 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Ground Floor

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.