



**FISHER
WRATHALL**
COMMERCIAL



Individual Offices, Hampson Green, Lancaster, LA2 0HY £4,500 (From) Per Annum

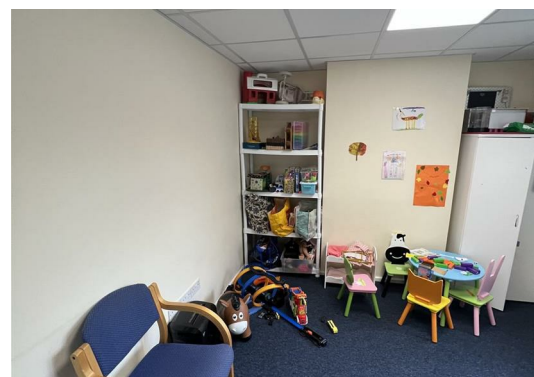
TO LET - INDIVIDUAL SERVICED OFFICES.

Substantial detached office premises situated in an extremely convenient and accessible location adjacent to junction 33 of the M6 motorway and very close to Lancaster University.

Multi let office building strategically located at Hampson Green.

Ideal for existing businesses or start ups requiring individual office space with free on site parking and ease of accessibility.

Offices offered on flexible terms on an all inclusive rent basis with shared facilities available within the building.



LOCATION

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

Ample free parking is available on site, making this a very accessible location.

DESCRIPTION

Impressive detached 2 storey building, with its own large parking areas, provides a good working environment with easy access to the M6 motorway and Lancaster University.

Individual serviced offices available from £4,500 plus VAT per annum. Shared kitchen and toilet facilities.

Available on flexible terms. The offices are carpeted and part furnished and offered on an all inclusive rent basis - please see below in respect of services to be provided.

These are excellent propositions for small businesses/sole traders looking for a turn-key office solution.

SERVICES

All inclusive in the stated rent, to include the following:-

- Business Rates
- Electricity
- Fuel
- Servicing
- Lights
- Decoration
- Carpets
- Window Cleaning
- Disposal
- Fire
- H & S
- Cleaning of communal areas

RENT / AVAILABILITY

From £4,500 plus VAT per annum inclusive.

Some offices available to let of different sizes and rental levels.

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.

VAT

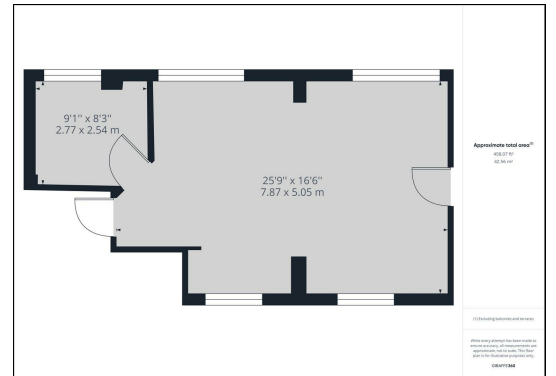
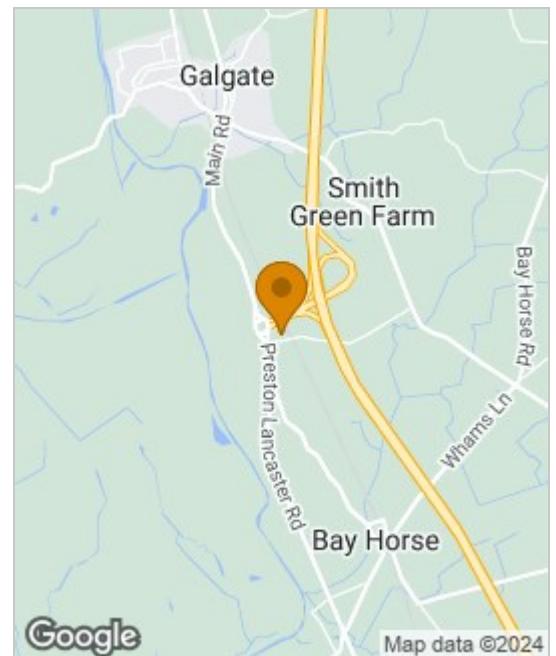
This property has been elected for VAT, so VAT will be payable on top of the rent.

LEASE TERMS

Flexible lease terms, break clauses available after 12 months. All lease terms to be discussed direct with the landlord.

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	