



**FISHER  
WRATHALL**  
COMMERCIAL



## 9 Penrod Way, Heysham, LA3 2UZ

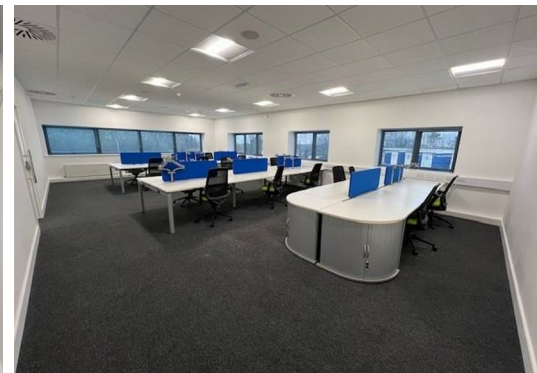
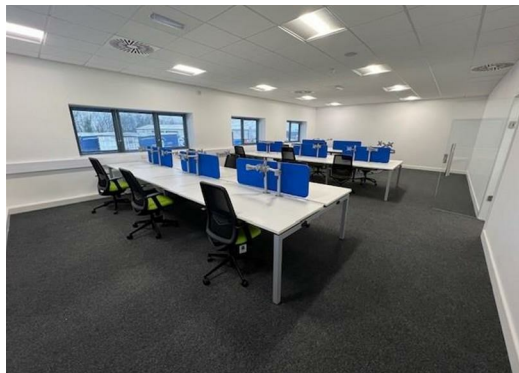
### £40,000 Per Annum

TO LET - High spec refurbished Eco office space offered within an established employment location in close proximity to Heysham Port.

Offices available as a whole suite or can be split into individual office units depending on needs.

Ingoing tenants will benefit from access to a range of communal facilities which include a meeting room available on a booking system, excellent car parking, electric charging points, wind turbine and solar panels. There is also an on site gymnasium available on a membership basis.

Internal viewing essential.



## LOCATION

Morecambe is located 3.5 miles to the west of Lancaster and 20 miles north of Preston. The town benefits from excellent communications on the A589 and is 4 miles from Junction 34 of the M6. Morecambe has a population of approximately 33,500 with a catchment estimated to be in the order of 130,000 (Source CACI).

The subject property is an impressive office building located on Penrod Way, a well established employment area in close proximity to Heysham Port.

Morecambe is benefitting from ongoing development and regeneration initiatives including the proposed Eden Project Morecambe for which a planning application has been submitted and funding agreed with Central Government. Designed to showcase the ecology of the Bay, Eden Project Morecambe will further enhance the tourist and resident attraction of Morecambe once built, as well as further improve student diversity in conjunction with Lancaster University.

## DESCRIPTION

High spec ECO office space available to let, either as a whole or as individual offices, depending on your own space requirements.

Modern office block refurbished to a very tasteful standard with 'green' initiatives including a wind turbine, solar panels and a number of electric charging points.

Large communal car park. Internal gym available subject to membership. Meeting room available on a booking system.

## ACCOMMODATION

The accommodation currently available is as follows:

The entire office suite of 3 offices, kitchen and break out area, or separate offices as follows:

Office 1 First Floor for 18 people some 71 sq m including the office desking.

Office 2 First Floor for 12 people some 41 sq m including the office desking.

Office 3 First Floor for 6 people some 29 sq m including the office desking.

Communal kitchen area and break out area.

## SERVICE CHARGE

A service charge is levied by the landlord to cover aspects of building management, lighting, insurance, reception service, IT infrastructure and other communal facilities.

A full list of services provisioned by the service charge is available by request.

## RENT

A full office suite is currently available at a rent of £40,000 per annum which includes 3 different sized offices, private kitchen area and break out space.

Or the offices can be split into individual rooms as follows:

Office 1 some 71 sq m for 18 people at £20,140 per annum with the office furniture as it stands.

Office 2 some 41 sq m for 12 people at £11,632 per annum with the office furniture as it stands.

Office 3 some 29 sq m for 6 people at £8,228 per annum with the office furniture as it stands.

## RATEABLE VALUE

To be advised.

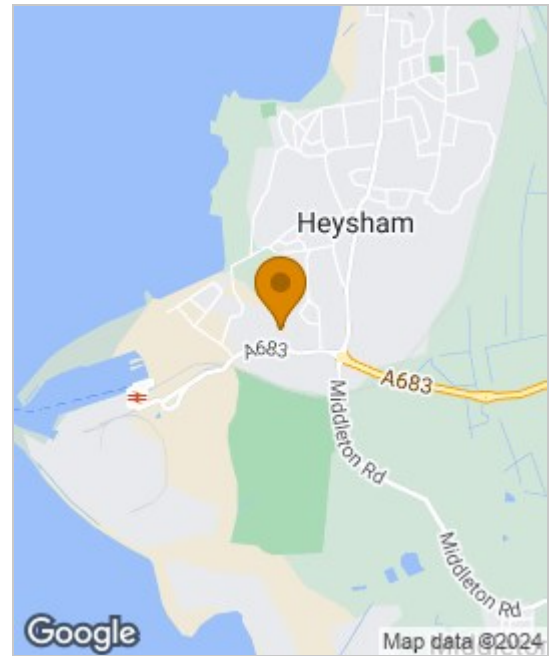
## LEASE

Available by way of a new lease for a period of years to be agreed.

## 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](mailto:info@fwcommercial.co.uk)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

82 Penny Street, Lancaster, Lancashire, LA1 1XN

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