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**TO
LET**



HIGH SPECIFICATION OFFICE SUITE

265.1 m² (2,853 ft²)

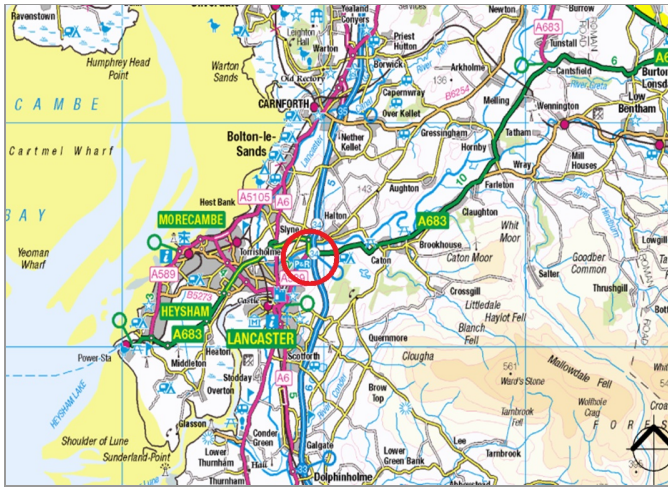
Ground Floor Offices
3 Mannin Way
Lancaster Business Park
Lancaster
LA1 3SW

- Established business park in a highly accessible location
- Good range of nearby amenities
- Modern Grade A office accommodation with high-quality shared facilities
- On-site car parking and shared EV charging points
- EPC A-rated

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Lancaster office T | 01524 60524
 76 Church St E | lancaster@eckersleyproperty.co.uk
 Lancaster
 LA1 1ET



Location

The suite forms part of Lancaster Business Park, Caton Road, approximately 2 miles north of Lancaster city centre and immediately adjacent to Junction 34 of the M6 motorway. The location provides excellent connectivity to the wider North West, with direct access to the motorway network and the A683 linking into Lancaster and Morecambe.

Lancaster is an established administrative and university city serving North Lancashire and South Cumbria, with a broad economic base including professional services, education and public sector employment. Lancaster railway station provides regular services on the West Coast Main Line.

Nearby occupiers include a mix of regional and national businesses, with additional amenities available within the city centre and at nearby retail and trade locations.

Description

The accommodation comprises part of the ground floor of a modern, three-storey Grade A office building of cut-stone construction beneath a pitched tiled roof, with part-glazed infill.

The suite is accessed via an impressive, shared reception and internally provides a kitchen/breakout area, sound-insulated pods, open-plan office accommodation, a meeting room/boardroom, LED lighting on a PIR system, carpet tiles, raised access floors, and a comfort-cooling/fresh-air system.

The ground-floor WCs, washrooms and drying room are shared between Tenants and finished to a high standard.

Externally, there is allocated parking and shared accessed to EV charging points.

Accommodation

We have estimated the suite extends to an approximate net internal area of 265.07 m² (2,853 ft²).

Services

We understand that mains electricity, water and drainage are available to the premises.

Rating Assessment

The suite will need to be separately assessed for rating purposes.

Interested parties, should, however, make their own enquiries of the local rating authority.

Planning

We believe the suite offers an established use classification generally within Class E within the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties, should, however, make their own enquiries of the local planning authority.

Terms

The office suite is available by way of a sub-lease for a term of years to be agreed

Asking Rental

Offers in the region of £45,000 per annum, exclusive.

Service Charge

A service charge will be levied for the upkeep and maintenance of the building, its common areas and the wider estate.

Photographs and Plans

All photographs and plans are provided within these particulars are for information purposes only and should not be relied upon.

Energy Performance Certificate

3 Martin Way Lancaster LA1 3JW	Energy rating A	Valid until 12 November 2036
		Certificate number 4272-5071-0482-2714-8499

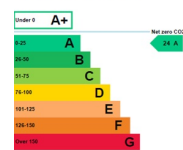
Property type	B1 Offices and Workshop businesses
Total floor area	1,618 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is A.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

VAT

All rental figures quoted will NOT be subject to VAT.

Legal Costs

Each party to be responsible for their own costs incurred in the transaction

Enquiries

Via the sole agents:

Eckersley

Telephone: 01524 60524

Contact: Harry Holden

Email: lancaster@eckersleyproperty.co.uk