

**TO LET**

**£1,243 Per Month**

**1,675 Sq Ft**



## **TO LET - OFFICES FRONTING CANAL, WHITE CROSS BUSINESS PARK, LANCASTER**

- Modern building walking distance from Lancaster City center
- Fantastic views of Lancaster canal
- Accessible from either South Road or Quarry Road
- Private kitchen and toilet facilities
- 4 reserved car parking spaces to the front
- Ideal offices for professional use



**FISHER  
WRATHALL  
COMMERCIAL**

# 5 WATER VIEW, WHITE CROSS, LANCASTER, LA1 4XS

## Location

The subject premises are set within White Cross Business Park which is located off South Road on the edge of Lancaster city centre itself.

Extremely well positioned the offices themselves front the canal giving a most pleasant outlook yet within short walking distance of the city centre and all its amenities.

The offices are easily accessible from either South Road or Quarry Road and are adjacent to the White Cross pub.

## Description

TO LET - Office premises in much sought after location on White Cross Business Park overlooking the canal with reserved car parking adjoining the White Cross pub.

Really good 2 storey office accommodation, deceptively spacious adjacent to the city centre and all its amenities.

Easy access to the offices from both South Road and Quarry Road. Ideal position for offices.

Viewing absolutely essential to fully appreciate the amount of space on offer and outlook.

## Accommodation

<b>TOTAL</b>	<b>1,675</b>	<b>155.61</b>
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## Services

All mains services connected. Gas central heating.

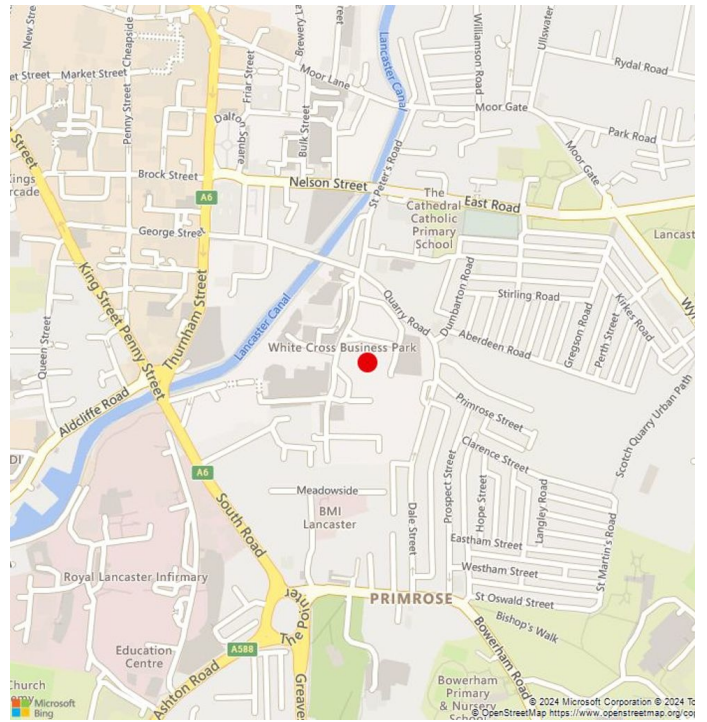
## Lease Terms

Lease terms to be discussed with the existing tenant as this will be an assignment of their lease.

Current rent passing £14,910 per annum.

## VAT

The premises are elected for VAT, so VAT will be due and payable on top of the monthly rent.



## 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)

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