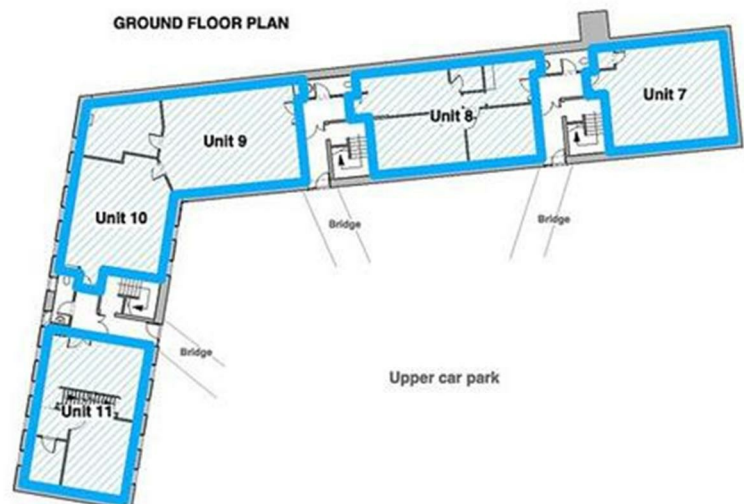
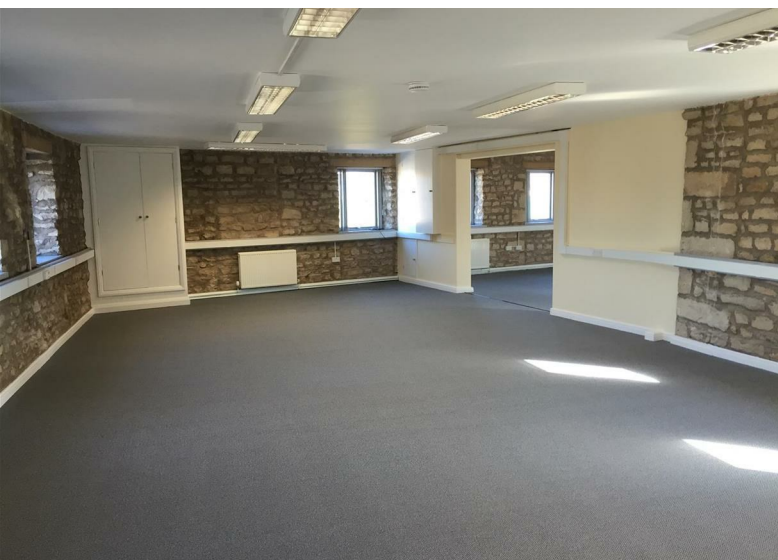




**FISHER
WRATHALL**
COMMERCIAL



Offices Fell View, Lancaster, LA2 9RA
£8,525 Per Annum



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£8,525 Per Annum



LOCATION

Willow Mill offices are located in the picturesque Lune valley village of Caton, Approx: 4 miles North East of Lancaster. Close to the M6 motorway.

Lancaster is a busy University City and the principal town of North Lancashire, which benefits from excellent communication links via the nearby M6 motorway, and the West Coast main line railway. It sits to the south of the Lake District National Park and to the west of the Yorkshire Dales, and is approximately equidistant between Preston and Kendal. The City has a population in excess of 45,000 and a catchment of 130,000.

Other occupiers within the Mill include Mason Gillibrand Architects, Estate Graphics and Damson Ltd.

Nearby shops / businesses include: Boots Chemist, Co-op Food, Mears Ghyll Bridal Rooms, The Station Hotel. The Black Bull.

DESCRIPTION

ONLY 2 OFFICES REMAINING!

The offices are of a very high quality within this tastefully converted Water Mill. There are attractive wooden foot bridges over the Mills stream that leads to the office entrances. You will enjoy the gentle sound of the trickling water as it flows past the Mill, within the well maintained outside and parking areas.

The site benefits from parking and a CCTV system is in place.

ACCOMMODATION

The following offices are currently available:-

UNIT 6 = 573 sq ft

UNIT 8 = Ground floor office of approx 775 sq ft.

UNIT 12A = First floor office of approx 878 sq ft.

UNIT 14 = 540 sq ft

SERVICES

All mains services connected up.

RENT

UNIT 8 - £8,525 pa

UNIT 13 - £9,658 pa

All rents are exclusive of VAT and service charge.

SERVICE CHARGE

A service charge is levied in respect of maintenance and upkeep of common parts, external maintenance, fire alarms and window cleaning. This currently stands at £2.25 per sq ft per annum.

RATES

Office 8 = £3500. Office 13 = £5700.

100% Small Business Rate may be available.

EPC - Exempt

TENURE

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

VAT


All terms quoted are exclusive of, but may be liable to VAT at the prevailing rate. Further details on request.

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 

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 firms employment has the authority to make or give any representation or warranty in respect of the property.