



**FISHER
WRATHALL**
COMMERCIAL



9 Penrod Way, Heysham, LA3 2UZ

£18,000 Per Annum

TO LET - High spec office spaces offered within an established employment location in close proximity to Heysham Port. Ingoing tenants will benefit from access to a range of communal facilities which include a gymnasium and a cafe. Two offices are currently available, 1485 sq ft and 1915 sq ft respectively.

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.

DESCRIPTION

High spec spaces offered within a modern office development with ample car parking. Ingoing tenants to benefit from various communal facilities including gym, cafe, reception, boardroom, toilets, showers and sauna.

The site is also home to various 'green' initiatives including wind turbines.

ACCOMMODATION

Office 1 First Floor = 1485 sq ft
Office 2 First floor = 1915 sq ft

SERVICE CHARGE

A service charge is levied by the landlord to cover aspects of building management, lighting, insurance, reception service, IT infrastructure and communal facilities including the gym and cafe. A full list of services provisioned by the service charge is available by request.

RENT

£12 per square foot exclusive of service charge.

Office 1 = £18,000 per annum
Office 2 = £22,000 per annum

RATING

Rates
Office 1 = £12,500
office 2 = £14,500

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



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