



**FISHER
WRATHALL**
COMMERCIAL



Askam Offices Hampson Lane, Lancaster, LA2 0HY
£3,300 Per Annum



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LOCATION

The premises are located immediately adjacent to junction 33, ideal for Lancaster University and for access North or South on the M6. Ample free parking is available on site, making this a very accessible location.

DESCRIPTION

This impressive detached building, with its own large parking areas, provides a good quiet working environment with easy access to the M6 and Lancaster University.

Serviced offices available on the ground and first floor.

Shared Kitchen & Toilet Facilities on the Ground Floor.

The offices are carpeted and part furnished and offered on an all inclusive rent basis - please see below in respect of services to be provided.

This is an excellent opportunity for many types of businesses.

Available on flexible terms.

SERVICES

All inclusive, to include the following:-

- Rent
- Business Rates
- Electricity
- Fuel
- Servicing
- Lights
- Decoration
- Carpets
- Window Cleaning
- Disposal
- Fire
- H & S
- Cleaning of communal areas

AVAILABILITY

Offices currently available:-

- Office 1
- Office 2
- Office 4
- Office 5
- Office 9 (part)

Interested parties are advised to check availability prior to viewing to avoid disappointment.

OFFICES / RENT

- Office 2 = 137.8 sq ft = £3475 + VAT pa = window facing rear car park
- Office 3 = 137.8 sq ft = £3475 + VAT pa = window facing rear car park
- Office 4 = 140 sq ft = £3300 + VAT pa = window facing front
- Office 5 = 214.2 sq ft = £5100 pa = rear facing with its own external door.

Office 9 (Part) = £8100 pa

LEASE

Flexible lease terms, break clauses available after 12 months.


VIEWING

Strictly by appointment with the sole agents:-

Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN

Tel : 01524 69922 Email: info@fwcommercial.co.uk



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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