

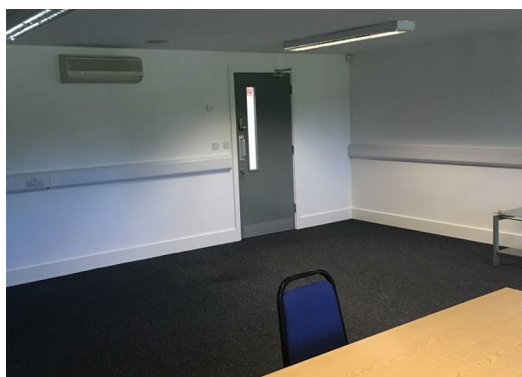
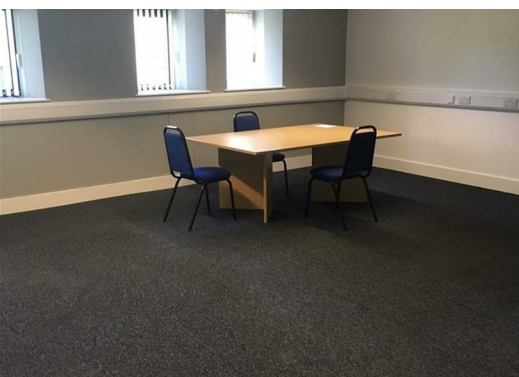


**FISHER
WRATHALL**
COMMERCIAL



Unit 2F, Unit 2, Tarnwater Milnthorpe Road, Carnforth, LA5 9RJ

TO LET - Office, situated at Tarnwater on the main A6 road between Carnforth and Beetham, close to junction 35 of the M6 motorway. Office 2F is being let on fully inclusive terms with the exception of business rates and communication lines. Approx 466 sq ft office to be let.



Location

Prominent Office Premises situated at Tarnwater on the main A6 road between Carnforth and Beetham, close to junction 35 of the M6 motorway.

Accommodation

Approx 466 sq ft - this Office could be split into 2 if required of equal size approx 233 sq ft each.

Amenities

The Offices are modern and include carpet tiles, blinds, data trunking, underfloor heating and wall mounted heaters/air conditioning.

The subject office has windows to the rear overlooking the Tarn.

Ample free on site parking. All offices have access to communal toilet and kitchen facilities.

Access to office via own entrance, dual aspect windows and access to main building and communal areas through lockable door.

Rent

As a whole rent of £6,990 per annum - if split in 2 the rent for each office would be £3,495 per annum.

Lease

Lease terms to be agreed.

Services

Mains services available.

Rents include cleaning of communal parts and windows, upkeep of kitchen and toilets, maintenance of building fabric.

Tenants responsible for their own business rates and communication lines.

Vat

Rent subject to payment of VAT.

Viewing Arrangements

By appointment through Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN telephone 01524 69922 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	

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