



**FISHER  
WRATHALL**  
COMMERCIAL



## **Calder House Cartmell Lane, Preston, PR3 0LU**

### **Guide Price £195,000**

FOR SALE - Spacious office block set in a secure gated plot with some other adjoining offices with M6 motorway access at either Galgate or Broughton. The property is internally divided with partitioning to give part open plan and part screened office space on 2 floors. Approx 2600sq ft. Ample Parking. Viewing recommended.



## Description

A modern, detached, 2 storey office block in a rural setting amongst other office buildings. Within easy access to Lancaster, Garstang and Junction 33 of the M6, making travel easier for those needing to go North or South. The property comes with ample parking. Internally divided with partitioning to offer some open plan and part screened offices. Our landlord can consider letting for a term to be agreed.

## Location

The premises are located on Nateby Technology Park with easy access to the M6 motorway at either Galgate or Broughton. Ideally located for Lancaster University, Lancaster City Centre, Garstang, Preston and the Fylde Coast.

## Accommodation

Office space of approx 2600sq ft arranged over 2 floors along with staff kitchen and cloakroom facilities.

## Service Charge

We are advised there is no service charge for this property.

## VAT

This property is NOT elected for VAT

## 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)



## Energy Efficiency Rating

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

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