

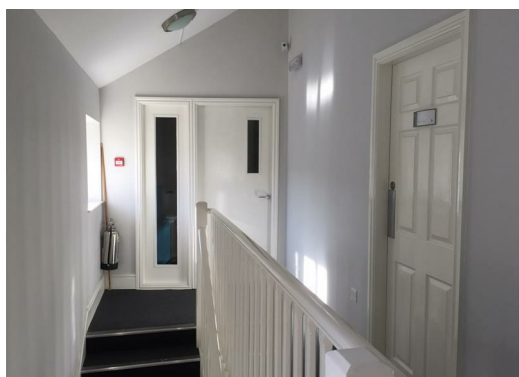


**FISHER
WRATHALL**
COMMERCIAL



Office 3, The Glassworks Chapel Street, Lancaster, LA1 1NZ

TO LET - First Floor Offices. Part of the Old Glassworks on Chapel Street. A charming building with lots of character and style, well maintained. Approx 472sq ft (there are other offices available within the building).



Location

Location

Lancaster is a busy University City and the principal town of North Lancashire. Well placed adjacent to the M6 motorway, it is approximately equidistant from Preston and Kendal which are both about 20 miles away. The Glassworks is a traditional well-maintained building on Chapel Street, situated in the city centre, within easy access to the bus station and a ten minute walk to Lancaster railway station.

Description

A modernised office building, tastefully renovated and benefiting from plenty of natural light. The property has been refurbished to a very high standard and benefits from access via stairs or lift. Shared toilet and kitchen facilities are available. Stairs and a lift provide access to this first and second floor offices:

VOA Office 41.8sq m (450 sq ft)
Less Lobby 2 sq m (21 sq ft)
Plus part Server Room 4 sq m (43 sq ft)
Total 39.8 sq m (472 sq ft @ £13.50 = £6372)

Outside

Staff access to rear and a small patio area.

Services

Mains electric, water and drainage connected.

Service Charge

£1320.00 pa
This helps towards the upkeep of the building, lift servicing etc.

Rating

Rateable Value : TBC

VAT

All terms quoted are exclusive of but are subject to VAT at the prevailing rate.

Legal Costs

The ingoing tenant to be responsible for the Landlords reasonable legal

costs incurred in connection with the preparation of the lease.

Viewing Arrangements

Strictly by prior appointment with the sole agent
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	

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