



**FISHER
WRATHALL**
COMMERCIAL



Individual Offices, Hampson Green, Lancaster, LA2 0HY £3,300 (From) Per Annum

TO LET - INDIVIDUAL SERVICED OFFICES.

Substantial detached office premises situated in an extremely convenient and accessible location adjacent to junction 33 of the M6 motorway and very close to Lancaster University.

Multi let office building strategically located at Hampson Green.

Ideal for existing businesses or start ups requiring individual office space with free on site parking and ease of accessibility.

Offices offered on flexible terms on an all inclusive rent basis with shared facilities available within the building.



Location

The premises are situated in an exceptionally strategic location immediately adjacent to Junction 33, making it an ideal spot for those requiring swift access to the M6 for travel both North and South. This location is complemented by the availability of ample free parking on site, which greatly enhances accessibility and convenience for visitors and staff alike. The easy access and free parking make this property especially attractive to businesses looking for a highly reachable location without the hassle of restricted or paid parking, ensuring a smooth and efficient operation for any enterprise.

Description

This impressive detached two-storey building offers a prime working environment with its own large parking areas, ensuring ease of access for both staff and visitors. Perfectly located for quick access to the M6 motorway and Lancaster University, this facility is ideal for businesses that value connectivity and convenience. The building offers individual serviced offices starting from £3,300 plus VAT per annum, making it a cost-effective solution for small businesses or sole traders. Each office is carpeted, equipped with modern amenities, including plenty of heaters and electrical sockets, and designed to maximise natural light, creating a bright and inviting workspace. Offices are available on both the ground and first floors, providing flexibility and options for different business needs. Shared kitchen and toilet facilities contribute to the convenience, ensuring a comfortable environment. Available on flexible terms, these offices are an excellent proposition for those seeking a turn-key solution in a strategically positioned, professional setting. This setup is particularly suited for small businesses or sole traders looking for an adaptable and efficient office space that supports a variety of business usages.

Accommodation

Office No 3

NOW LET, this ground floor office space offers 140 square feet, perfect for small businesses or start-ups, with a rental rate of £3,300 plus VAT per annum. This competitively priced and efficiently designed office is ideal for professionals seeking a cost-effective and well-located workspace.

Office No 5

Available now, this ground floor office features a private entrance and spans 270 square feet, previously utilised by a beautician, making it suitable for a variety of business uses. Priced at £5,400 plus VAT per annum, this space can comfortably accommodate 2-4 desks, offering an ideal setup for small businesses or startups seeking a centrally located and versatile workspace.

Office No 6

Available now, this ground floor office spans 390 square feet and is bathed in natural light,

enhancing its inviting atmosphere and making it suitable for a variety of uses, from traditional office space to a dynamic marketing suite. Priced at £8,000 plus VAT per annum, it offers plenty of desk space, making this versatile office ideal for businesses seeking a flexible and well-lit environment to foster productivity and creativity.

Office No 7

Available now, this ground floor office spans 240 square feet, cleverly divided into two distinct office spaces, including a director's or manager's office featuring a door and window for added privacy, and a small storage cupboard. Priced at £5,640 plus VAT per annum, the larger room offers space to accommodate 1-3 desks, making it an ideal setup for small businesses or startups needing separate areas for management and general workstations.

Office No 8

Available now, this first-floor office space covers 200 square feet and is offered at an asking rent of £4,300 plus VAT per annum, presenting a small yet manageable area. Equipped with room for 2-4 desks and enhanced by plenty of windows, this space is ideal for small teams or startups looking for a well-lit, efficient work environment.

Service Charge

All inclusive in the stated rent, to include the following:-

Business Rates

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

WIFI

Use of the landlord WIFI comes at an additional £30 VAT per month.

Own WIFI can be arranged if preferred.

VAT

This property has been elected for VAT, so VAT will be payable on top of the rent.

EPC

Whole building rated D

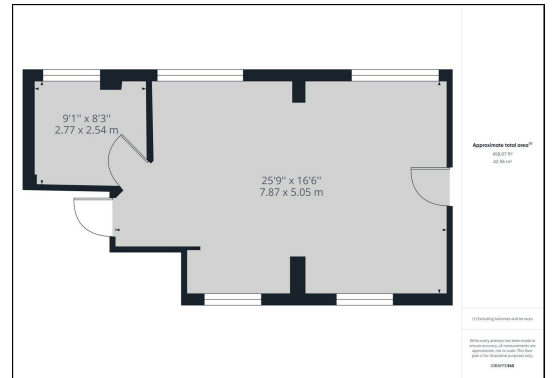
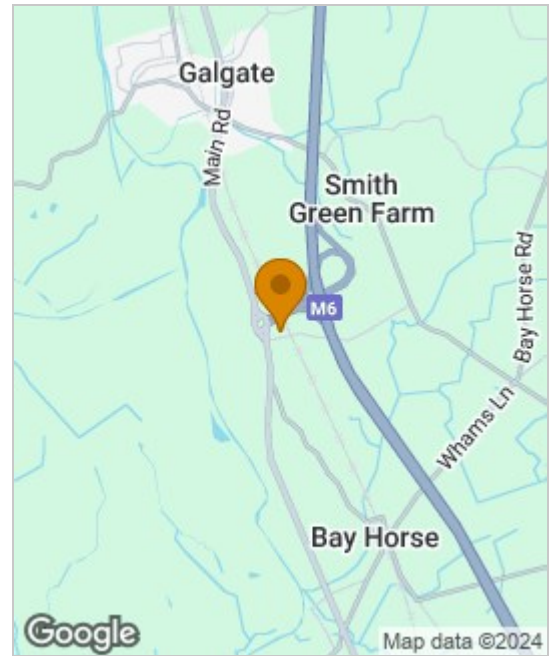
Lease Terms

5 lease terms, break clauses available after 12 months with 6 months notice. All lease terms to be discussed direct with the landlord.

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.

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