



**FISHER  
WRATHALL**  
COMMERCIAL



**78 Church Street, Lancaster, LA1 1ET**

**£4,000 (From) Per Annum**

TO LET - Excellent choice of individual Offices or small office suites in a much sought after and recognised professional area in Lancaster city centre.

Ideal for start up businesses or existing businesses that would like to relocate and have an office presence in the city centre.

Various office sizes available. Do not delay whilst there is a choice. Viewing strongly recommended.



## Location

Ideal location in the heart of the professional area in Lancaster between New Street and China Street.

## Description

Various individual offices and office suites varying in size and outlook.

Ideal for start up businesses or those wishing to relocate and have a presence in the professional area of Lancaster.

A traditional character building with shared facilities.

## Accommodation

### Office Suite 4

First Floor:

Office 5.539m x 4.512m (about 18'2" x 14'9").

Office 4.339m x 1.785m (about 14'2" x 5'10").

### Office Suite 5

Second Floor:

Office 5.579m x 4.548m (about 18'3" x 14'11").

### Office Suite 6

Second Floor:

Reception Office 5.637m x 1.638m (about 18'5" x 5'4").

Office 3.770m x 2.692m (about 12'4" x 8'10") plus rear bay window with elevated views.

Office 3.739m x 2.710m (about 12'3" x 8'10") plus rear bay window with elevated views.

### Office Suite 7

Top Floor Landing, Office and Store Room.

Top Floor:

Landing 2.832m x 2.383m (about 9'3" x 7'9") with excellent views across the roof tops.

Office 5.455m x 3.882m (about 17'10" x 12'8") maximum overall measurement including feature exposed truss and plus access to eaves storage which is not full head height.

Store Room 5.641m x 3.866m (about 18'6" x 12'8") maximum overall measurement including exposed truss and not all full head height.

## Services

Mains electricity, water and drainage connected.

## Service Charge

Service charge will range from £1945 to £2835 per annum depending on the size of the office.

The service charge will include shared internet, cleaning and heating of communal areas.

Own electric usage in each office will be charged separately calculated by a meter.

## Communal Facilities

Various Toilets, some with shower amenities.

Newly Fitted Kitchen.

Bike storage with own secondary entrance.

## Lease Terms

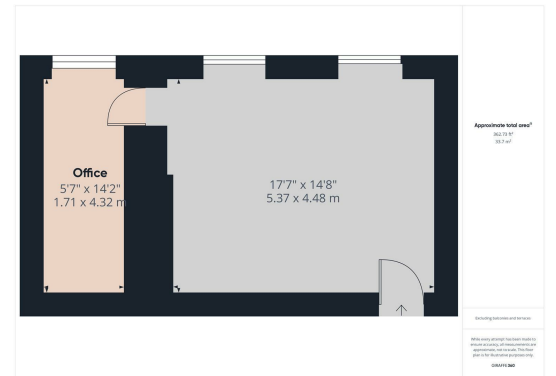
Flexible lease terms. All lease terms to be discussed direct with the landlord.

## Rent / Availability

The Offices and Office Suites vary in size with rents payable between £4,000 p.a. and £5,000 p.a.

## 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	

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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