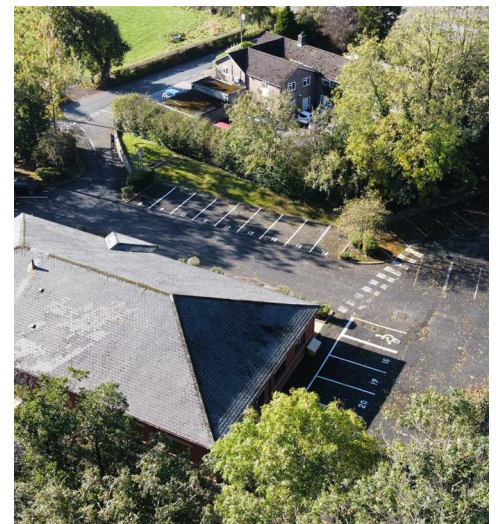




**FISHER  
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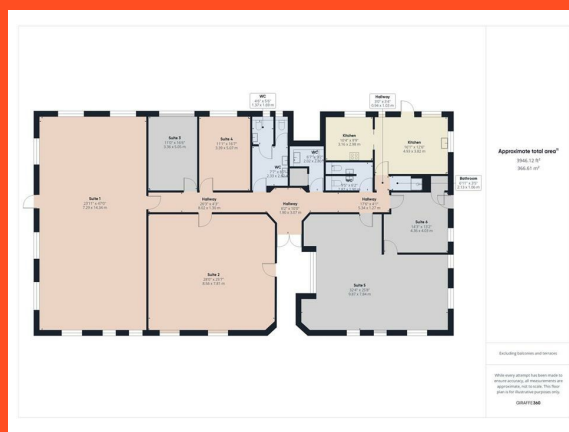
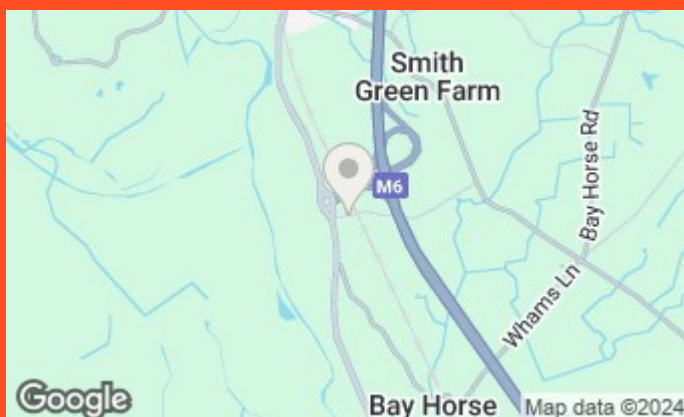


Suites 1-4, The Meadows, Hampson  
Lane, Lancaster, LA2 0HY

Office Suites From  
£240 Per Month (Plus Service Charge)

# The Meadows Hampson Lane Lancaster, LA2

Office



## 01524 69922

Email: [info@fwcommercial.co.uk](mailto:info@fwcommercial.co.uk)

**Location**  
The premises are strategically positioned immediately adjacent to Junction 33 of the M6 motorway, providing an exceptional location for businesses targeting connectivity and accessibility. This prime spot is ideal not only for companies looking to establish a presence in Lancaster but also for those needing close proximity to Lancaster University and other major destinations in the region.

With direct access to the M6, the location offers unparalleled convenience for businesses that require frequent travel to and from the North or South of England, facilitating easy commuting and logistics management. This accessibility makes it an attractive site for a diverse array of businesses, from corporate offices to educational services, tech companies, and professional consultancies.

**Description**  
This property is maintained to an exceptionally high standard, reflecting a commitment to quality and comfort in every detail. It features new carpets throughout, enhancing the professional atmosphere, and has been updated with new shower and WC facilities, ensuring modern amenities are readily available for staff and visitors. The kitchen and staff area are designed attractively, providing a pleasant space for breaks and informal meetings.

Accessibility is a key aspect of this property, which includes disabled access and facilities, making it welcoming and compliant with modern standards for all employees and guests. This ensures a barrier-free environment, supporting inclusivity.

The property is complemented by a gated secure car park with ample parking space, which adds an extra layer of security and convenience for those commuting by car.

Additionally, the property offers shared facilities that will be maintained through the service charge. This arrangement ensures that all common areas, including the kitchen and bathroom facilities, are kept in excellent condition without direct management by the tenants, providing ease of use and continuous upkeep. This setup is ideal for businesses seeking a high-standard workspace without the hassle of day-to-day maintenance of shared spaces.

**Accommodation**  
The property spans an impressive 3950 SqFt and is segmented into six individually padlocked suites, with suites 1 to 4 available either collectively or as separate units, providing flexibility to accommodate various business sizes and needs. It features well-maintained shared facilities, including separate toilets for men and women, accessible disabled toilets, a shower, and a double kitchen area, enhancing convenience and comfort for all occupants. This setup is ideal for businesses looking for versatile office space with high-standard amenities and the option to expand or reduce their footprint as needed within a professional setting.

**Suite 1** - The largest of the six suites, measuring approximately 1050 SqFt, offers a spacious office environment that can comfortably accommodate a substantial number of employees. This suite benefits from multiple windows, allowing for abundant natural light that enhances the work atmosphere. Additionally, the ample wall space provided is ideal for storage solutions and meeting various business needs, such as setting up workstations, display areas, or organizational systems. This combination of size, light, and functional space makes this suite an excellent choice for businesses seeking a versatile and welcoming office layout.

**Suite 2** - This suite, spanning approximately 715 SqFt, is designed with sophistication and style in mind, featuring sleek interiors that create a professional and inviting workspace. It benefits from recessed panel lighting, ensuring the suite is well-lit, which enhances both functionality and ambiance. Additionally, the suite is outfitted with brand new, high-grade carpeting, adding a touch of luxury and comfort underfoot. The combination of stylish décor, optimal lighting, and premium flooring makes this suite an attractive option for businesses aiming to project a modern and efficient office environment.

**Suite 3** - This compact suite, approximately 180 SqFt in size, is ideally suited for a small business or start-up requiring space for one or two employees. It offers a small and comfortable environment that serves perfectly as a modest office away from home. Its intimate size not only fosters a focused workspace but also provides versatility, making it an excellent option for those who might need an additional storage area alongside another suite. This makes it particularly appealing for professionals looking to maintain a streamlined operation or for businesses that require an auxiliary space to complement their primary operations.

**Suite 4** - This suite, with an area of approximately 185 SqFt, is well-suited for small or startup businesses, providing a clean and professional atmosphere throughout. Its compact size makes it an excellent choice for entrepreneurs or freelancers needing a dedicated workspace. Additionally, this suite offers the flexibility to serve as a meeting or conference room when combined with another suite, making it a versatile option for businesses that require both private office space and a formal area to host discussions, presentations, or to entertain client meetings. This adaptability makes it ideal for dynamic business needs, enhancing its utility within a professional setting.

**Terms**  
A new Full Interring Repairing Lease for a duration to be agreed.

**Rent**  
Suites 1-4 £34,000 Per Annum

Suite 1 £17,000 Per Annum

Suite 2 £11,500 Per Annum

Suite 3 £2900 Per Annum

Suite 4 £3250 Per Annum

**Service Charge**  
Service Charge for the year 2024 is estimated to be £3.75 per Square Foot.

Please enquire for more information on the service charge.

**Rates**  
TBC

**EPC**  
Energy Performance Certificate = C

**Legal Costs**  
Each party to be responsible for their own legal fees.

**VAT**  
The subject property is registered for VAT and so VAT will be chargeable on rent.

**Viewing**  
Strictly by appointment with Fisher Wrathall Commercial, Please call 01524 69922 or email [info@fwcommercial.co.uk](mailto:info@fwcommercial.co.uk)



**Office:** 82 Penny Street, Lancaster, Lancashire, LA1 1XN

Phone: 01524 69922

[www.fwcommercial.co.uk](http://www.fwcommercial.co.uk)



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.