



**FISHER  
WRATHALL**  
COMMERCIAL



## **Second Floor, 61 North Road, Lancaster, LA1 1LU** **£1,150 Per Calendar Month**

TO LET - Prime city centre modern offices on the one way system close to all amenities. Ideal for professional use.

Second floor offices with commanding views of the one way system. Both stairs and lift access.

Been used by a recruitment company but easily adaptable for other professional users.

Realistic rent. Early viewing essential.



## Location

Situated within the city centre on the one way system, Rosemary House is on Rosemary Lane at the junction with North Road, adjacent to all amenities.

Ideal office use location for employees and business clients accordingly.

## Description

Modern purpose built offices laid out for professional use. Latterly used by a recruitment business but ideal for other professional users.

Good access with staircase and lift. Very prominent and visible building. Viewing essential to fully appreciate.

## Accommodation

### Ground Floor

### Second Floor

### Landing

Accessed by the staircase and Lift.

### Inner Landing

With access to Toilets and Cleaning Store.

### Private Reception Office

15'0" x 10'1" (4.593 x 3.088)  
Plus recess,

### Interview Office 1

8'8" x 8'0" (2.646 x 2.460)

### Interview Office 2

9'9" x 7'10" (2.986 x 2.395)

### Meeting Room

13'2" x 10'5" (4.028 x 3.186)

### Main Office

27'1" x 20'9" plus kitchen area 11'3" x 9'11" (8.277 x 6.339 plus kitchen area 3.451 x 3.028)

Large main private office with kitchen, feature corner window overlooking the church, sink unit and fitted units.

## Services

Mains electricity, water and drainage connected.

## Rateable Value

Current rateable value £11,750.

## Floor Area

Approximately 1,150 square feet or thereabouts.

## Lease Terms

Available to rent at £1,150 per calendar month or £13,800 per annum. Length and terms of the lease to be agreed with the landlord.

## VAT

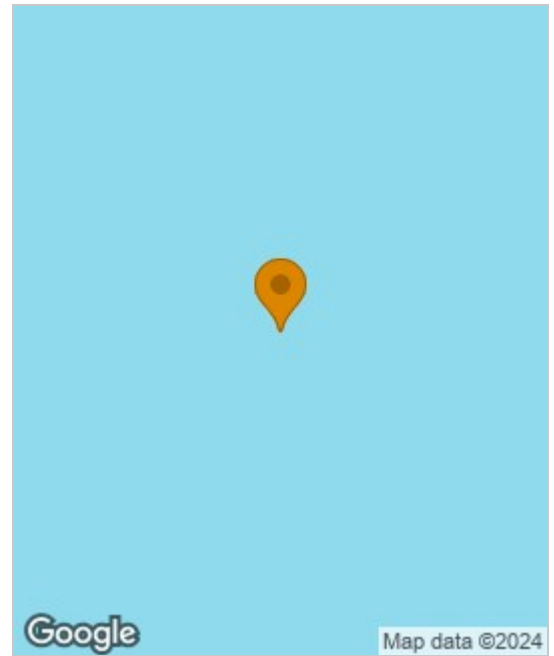
The premises are elected for VAT, so VAT will be due and payable on top of the monthly rent.

## Service Charge

Current monthly service charge TBA plus 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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