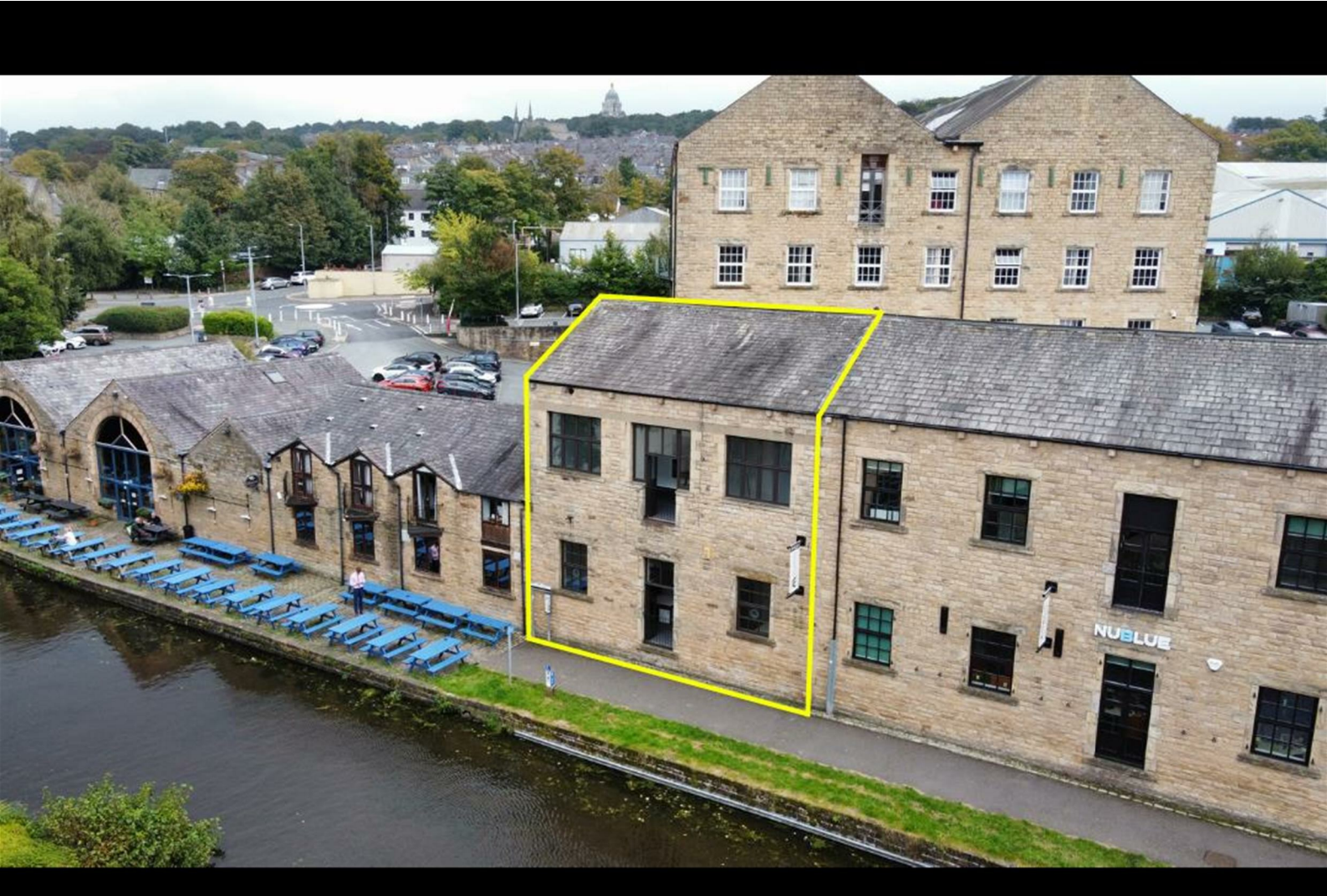




**FISHER
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COMMERCIAL



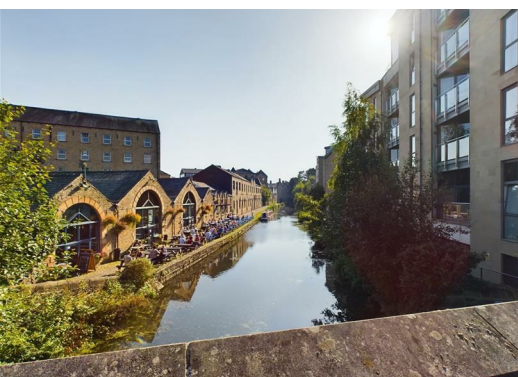
5 Water View, White Cross, Lancaster, LA1 4XS £1,243 Per Calendar Month

TO LET - Office premises in much sought after location on White Cross Business Park overlooking the canal with reserved car parking adjoining the White Cross pub.

Really good 2 storey office accommodation, deceptively spacious adjacent to the city centre and all its amenities.

Easy access to the offices from both South Road and Quarry Road. Ideal position for offices.

Viewing absolutely essential to fully appreciate the amount of space on offer and outlook.



Location

The subject premises are set within White Cross Business Park which is located off South Road on the edge of Lancaster city centre itself.

Extremely well positioned the offices themselves front the canal giving a most pleasant outlook yet within short walking distance of the city centre and all its amenities.

The offices are easily accessible from either South Road or Quarry Road and are adjacent to the White Cross pub.

Description

A collection of offices ideal for various users with a large reception office and meeting room on the ground floor and 3 more offices and further meeting room on the first floor. Private kitchen and toilet facilities.

4 reserved car parking spaces to the front. Ideal offices for professional use or the likes of tele-sales being so close to the city centre which is accessible by bus or train.

Also ideal for other businesses already on the business park looking to expand with further office space.

Accommodation

Ground Floor

Entrance Hall

With staircase leading off.

Cloakroom/w.c.

Understairs.

Main Office

25'2" x 21'7" (7.674 x 6.599)

Large office capable of housing 12 work stations, most pleasant views over the canal.

Meeting Room

11'10" x 11'1" (3.608 x 3.391)

First Floor

Landing

Boilerroom

With Vaillant gas boiler.

Cloakroom/w.c.

Meeting Room

21'3" x 13'0" (6.484 x 3.984)

Office

12'5" x 11'11" (3.798 x 3.642)

Office

12'5" x 8'11" (3.8 x 2.724)

Office

8'9" x 5'1" (2.691 x 1.550)

Kitchen

11'11" x 9'2" (3.650 x 2.797)

Stainless steel sink unit, fitted units.

Services

All mains services connected. Gas central heating.

Floor Area

Approximately 1400 square feet or thereabouts.

Lease Terms

Lease terms to be discussed with the existing tenant as this will be an assignment of their lease.

Current rent passing £14,910 per annum.

VAT

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

Service Charge

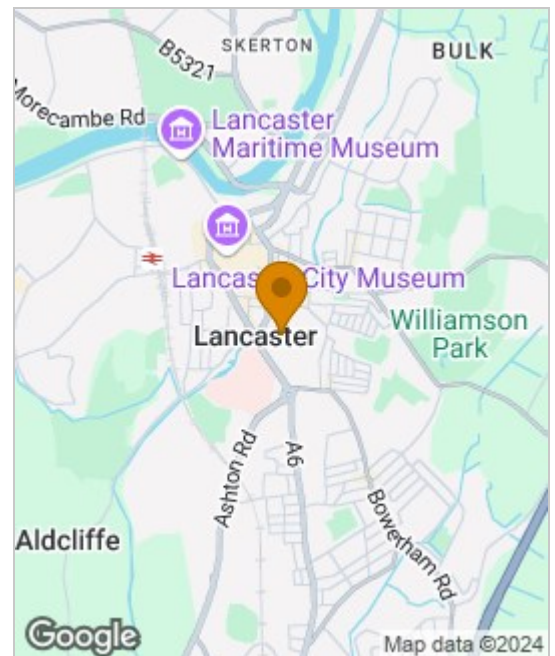
Current monthly service charge due £233 plus VAT.

Incoming Costs

As the existing tenant is looking to assign their lease, the incoming tenant will be responsible for the existing tenants reasonable outgoing costs of £3,000 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



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.

82 Penny Street, Lancaster, Lancashire, LA1 1XN

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