



**FISHER
WRATHALL**
COMMERCIAL



1 Townley Street, Morecambe, LA4 5JQ £2,083 Per Calendar Month

TO LET - Deceptively Spacious Character 2 Storey Office Premises in the sought after Poulton area within short walking distance of Morecambe town centre and the Promenade.

Two particularly large Offices ideal as Training Rooms as well as a number of individual offices. Potential additional further space for expansion if required in the future into adjoining premises. Large Garage storage also available.

Staircase and Lift access. Therefore suitable for disabled access. Municipal car park to the rear.

Realistic rent. Viewing essential to fully appreciate the space on offer.



Location

The subject premises are situated in the Poulton area of Morecambe within short walking distance of Morecambe town centre and The Promenade.

Description

Substantial traditional 2 storey office premises offering character accommodation with 2 particularly large offices ideal as training rooms and/or call centres.

The premises benefit from Lift access so suitable for disabled people to work in. Municipal car park to the rear with some disabled parking bays.

Not far to all amenities in Morecambe town centre and on to the seafront.

Accommodation

Ground Floor

Entrance Hall

Inner Hall

With access to ground floor offices, staircase and Lift.

Reception Office

15'11" x 12'3" (4.854 x 3.742)

Office

15'5" x 12'1" (4.702 x 3.691)

Kitchen

15'10" x 12'2" (4.830 x 3.726)

Office

12'6" x 12'1" (3.820 x 3.699)

Board Room / Training Room

29'3" x 19'4" (8.934 x 5.912)

Large office ideal for training.

Janitor Room / Boiler Room

8'4" x 7'10" (2.552 x 2.391)

Ladies Toilets

Gents Toilets

Cellar Storage

First Floor

Landing

Accessed by staircase or Lift.

Disabled Toilet

Office

13'9" x 10'9" (4.204 x 3.301)

Board Room / Training Room

56'6" x 29'11" (17.242 x 9.124)

Expansive room which could be partitioned with movable screens. Again ideal as a training room or call centre.

External Garage Storage

50'4" x 16'11" (15.354 x 5.179)

Overall measurement, large storeroom or garage in 2 sections.

Services

All mains services connected. Gas central heating.

Rent

The Office premises to be rented at £25,000 per annum exclusive of rates.

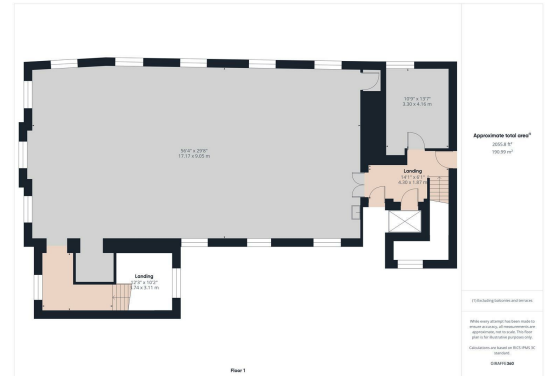
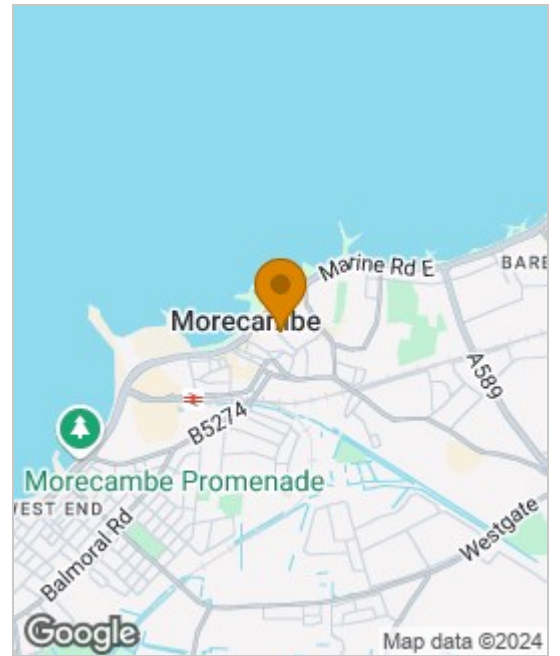
The large Garage storage across the road to be rented at £6,000 per annum exclusive of rates.

Lease Terms

Actual lease terms to be agreed 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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