

First Floor Offices To Let

**Unit 17a
Lansil Industrial Estate
Caton Road
Lancaster
LA1 3PQ**

12 Sun Street
Lancaster LA1 1EW
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Location

The premises are situated within Lansil Industrial Estate, being off Caton Road to the north of and within a mile of the City Centre and within half a mile distance of Junction 34 of the M6 Motorway. Kendal is 22 miles to the north whilst Preston is 22 miles to the south. Manchester is within an hour's drive.

Lansil Industrial Estate comprises a mixture of modern, large industrial users including Pye Feeds, SWS Limited and Celtech, along with smaller users. The Estate is of mixed age.

Description

The premises comprise first floor office accommodation totalling 44.38 sq.m. / 478 sq.ft.

There is ample parking on site.

Accommodation

The accommodation comprises briefly as follows:-

<i>First Floor</i>	
Office 1	3.07m x 3.65m. 11.2 sq.m. / 121 sq.ft.
Office 2	3.66m x 9.07m. 33.18 sq.m. / 357 sq.ft.
WC Compartment	WC. Wash hand basin. 2 balanced flue gas fires. Fluorescent lighting.

Services

Mains water, electricity and drainage are all connected to the property.

Lease Terms

The premises are available for a term of three years, effectively on a full repairing and insuring basis.

Rent

£1,560 per annum exclusive.

Service Charge

A service charge of 15p/sq.ft. is charged for the maintenance of the Estate, common areas, lighting, etc., subject to a minimum of £200 per annum.

Rateable Value

We have ascertained from the Valuation Office Agency website that the premises are assessed to rates at £870 rateable value.

Costs

The ingoing Tenant will be responsible for the Landlord's reasonable legal costs incurred in the preparation of the tenancy agreement in the sum of £300 plus VAT.

Deposit

A deposit of £500 will be required from any potential tenant, subject to status.

VAT

All rents quoted above are exclusive of but may be liable to VAT.

Viewing

Strictly by appointment with the Agents:

Richard P. Taylor
12 Sun Street
Lancaster
LA1 1EW

Telephone: 01524-542717
Website: www.rptaylor.co.uk

Subject to Contract

The property is offered subject to contract, prior sale/letting or withdrawal.

Misrepresentation Act 1967

Richard P. Taylor for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that

1. These particulars do not constitute, nor constitute any part of, an offer or contract.
2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.
3. Any intending purchasers/tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
4. The vendor(s) or lessor(s) do not make or give and neither Richard P. Taylor Chartered Surveyor nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

Property Misdescriptions Act 1991

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation. Circumstances may change beyond our control after the publication of these particulars.