



NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION

Waterview

WHITECROSS, LANCASTER, LA1 4XQ



TO LET

TRADITIONAL STONE BUILT OFFICES
FROM 370 - 2,468 SQ FT
(34 - 229 SQ M)



 **EXCELLENT LOCATION**
 **FLEXIBLE TERMS**

www.whittlejones.com



LOCATION

Waterview is located off the A6, immediately to the South of Lancaster City Centre. The premises are located within close proximity to the City's major facilities, including Lancaster Town Hall, Magistrates Court and within easy reach of Lancaster Royal Infirmary and the city's University Campus.

DISTANCES

| | | |
|----------|-----------|--------------|
| M6 J34 | 2.5 Miles | 5 Mins |
| Preston | 22 Miles | 30 Mins |
| Carlisle | 67 Miles | 1 Hr 10 Mins |

WATERVIEW • WHITECROSS • LANCASTER • LA1 4XQ

SAT NAV POSTCODE



LA1 4XQ

DESCRIPTION

The building is a converted stone built structure of traditional design situated on the bank of the Lancaster canal. Each office includes double glazed windows, gas fired central heating, carpeting and fluorescent lighting. The suites comprises office facilities together with reception area, kitchen and wc facilities. The accommodation also benefits from car parking spaces.

SPECIFICATION

- Traditional stone built construction
- Double glazed windows
- Gas central heating
- Carpeted and lighting
- Car parking

TERMS / RENT

Office suites are available on flexible leases at competitive rents. Details of rent and other charges are available on request via the letting agents. All figures quoted are exclusive of, and will be liable for VAT at the prevailing rate.

RATES

For information on Rateable Value or rates payable contact Lancaster City Council Business Rates Department or alternatively you can obtain information from the Valuation Website www.voa.gov.uk.

EPC

Copies of the available EPC's are attached with these particulars.

ACCOMMODATION

There are a range of offices available at Waterview providing suites from 370 sq ft, please see attached schedule for current availability or call the letting agents for more information.

| Suite | Sq Ft | Sq M |
|-------|-------|------|
| 1A | 1,575 | 146 |
| 1B | 660 | 61 |
| 1C | 440 | 41 |
| 2 | 755 | 70 |
| 3A | 370 | 34 |
| 3B | 385 | 36 |
| 4 | 2,468 | 229 |
| 5 | 1,400 | 130 |



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VIEWING / FURTHER INFORMATION

If you require further information or wish to arrange a viewing please contact one of the letting agents.

www.whittlejones.com



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