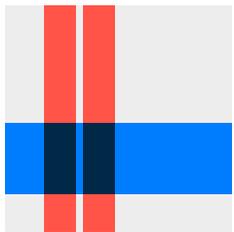


[description](#)[specification](#)[availability](#)[terms](#)[gallery](#)[location](#)[enquiries](#)

Lancaster Business Park

Modern, high specification offices available immediately. Various suites available from 2,136 sqft to 4,244 sqft (198 sqm to 394 sqm) [Find out more](#)



Superb motorway access adjacent to J34 of the M6
Modern high specification office accommodation
Dedicated car parking spaces
On-site Premier Inn, Holiday Inn & Brewers Fayre

Description

Lancaster Business Park offers a range of office suites and buildings, located in an extremely prominent position, immediately adjacent to Junction 34 of the M6 motorway.

The buildings are set in well landscaped surroundings and have dedicated car parking offering occupiers a high profile position off Caton Road, Lancaster.

Need more info? [Get in touch](#)



Specification

Office buildings at Lancaster Business Park offer an impressive specification, complete with high quality landscaping and infrastructure including:

- High quality finishes and materials
- Suspended ceilings with integral lighting
- Passenger lifts
- Fully DDA compliant
- Some suites have VRF air conditioning and others have gas fired boilers supporting perimeter radiators
- Perimeter 3 compartment trunking for power and data distribution
- Some suites have partitioning creating separate office areas

Need more info? [Get in touch](#)

**Building 2**

Second floor

2,136 sqft (198 sqm)

5 car parking spaces

Building 3

First floor

1,583 sqft (147.07 sqm)

5 car parking spaces

Building 5

Ground and first floor

4,244 sqft (394.28 sqm)

11 car parking spaces

Need more info? [Get in touch](#)

Terms

The accommodation is available by way of full repairing and insuring leases for a term of years to be agreed.

Rent

Full details and quoting rents are available on application to the [agents](#).

Legal

Each party to bear their own legal costs incurred in the transaction.

VAT

Prices, outgoings and rentals where quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

Need more info? [Get in touch](#)



**Modern, two-storey
office accommodation**



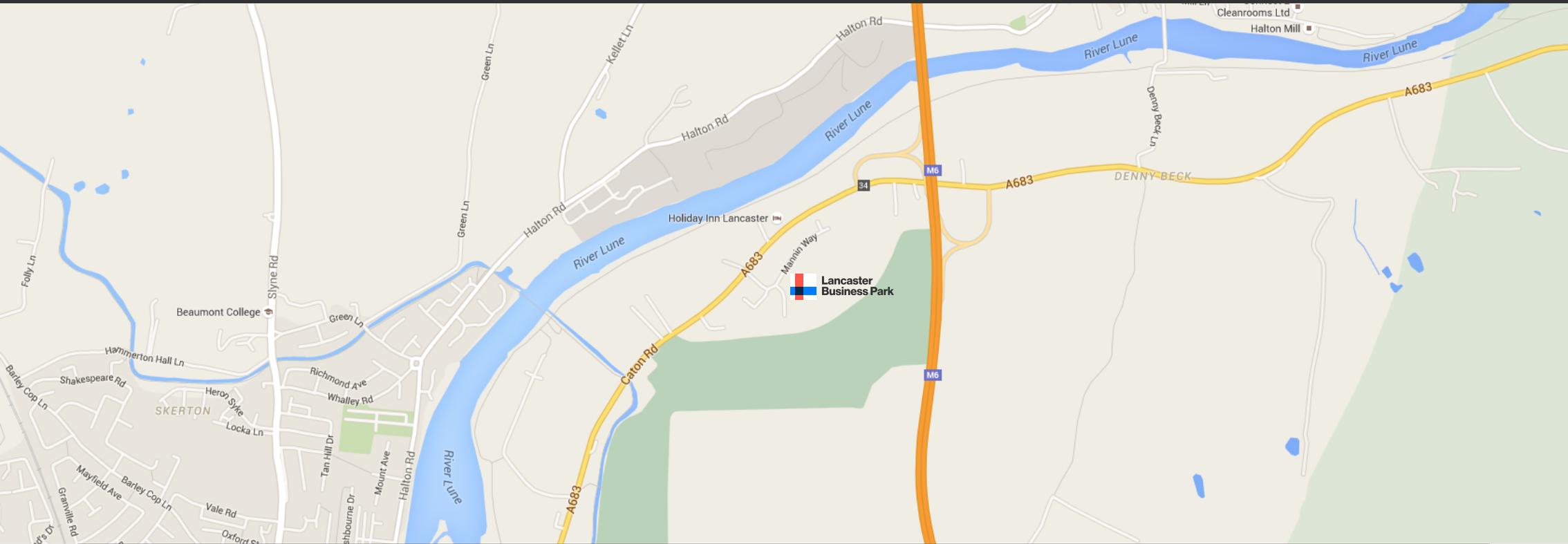
**Arranged in courtyards
around landscaped car parks**



**High quality finishes
and materials throughout**



**On-site hotels & restaurants
and adjacent to J34 of M6**



Location

Located in an extremely prominent position, immediately adjacent to Junction 34 of the M6 motorway.

Lancaster Business Park

Caton Rd

Lancaster

LA1 3RQ

[Get directions](#)

Need more info? [Get in touch](#)



Get in touch



Nick Kos

nick@bdhproperty.co.uk

01772 337733

stratos pdi

01565 632 482

Graeme Wood

graeme@stratospdi.com

01565 632 482

Managed by:



Part of The Derwent Group

Disclaimer: Bailey Deakin Hamiltons and Stratos pdi for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Bailey Deakin Hamiltons and Stratos pdi or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Bailey Deakin Hamiltons and Stratos pdi cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Bailey Deakin Hamiltons and Stratos pdi has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Bailey Deakin Hamiltons and Stratos pdi will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. August 2015. Designed by Bella Design & Marketing www.belladesign.co.uk