

CASTLE CHAMBERS CHINA STREET LANCASTER LA1 1EX
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CHARTERED SURVEYORS

Irvine Taylor

Office To Let

Lower Priory Hall
China Street
Lancaster
LA1 1EX

2620 sq ft (243.39 sm)



CONTACT

For further information or to arrange an appointment please speak to:

Irvine Taylor Ltd
T: 01524 60524
E: irvinetaylor@irvinetaylor.co.uk

- Private office facility
- Multiple office rooms, fitted kitchen and bathroom facilities
- 4 Private car parking spaces
- Close to town centre

Revised Terms

- Commercial Agents - Property Management - Surveyors & Valuers - Property Consultants -

Irvine Taylor is a trading name of Irvine Taylor Ltd. Registered Address: Castle Chambers, China Street, Lancaster. LA1 1EX
Registered in England & Wales. Number 5319450 - Director: D W B Taylor MRICS Co. Secretary: R W Carradice BA FRICS

INTRODUCTION

Lancaster is the most northerly of the Districts in Lancashire and is centrally positioned in the North West Region of Great Britain being some 22 miles north of Preston and 22 miles South of Kendal.

The city can be accessed via Junction 33 of the M6 to the south and by Junction 34 to the east, which is just 2 miles from the centre. Lancaster railway station gives access to the Main West Coast Line running between London Euston and Glasgow. There is also a bus station in the city centre.

The city had a population of just under 134,000 as at the 2001 census, though it is now estimated to be well in excess of 140,000. Additionally there is a student population in excess of 20,000 from Lancaster University and the University of Cumbria (formerly St. Martin's College)

LOCATION

The premises occupy a prominent location on China Street, across the road from Lancaster City Centre.

Other nearby users include Irvine Taylor Ltd, Ratcliffe & Bibby, Martin & Co, and JD Gallagher.

DESCRIPTION

This premises is constructed of dressed stone with a slate roof. The premises have been sympathetically converted from an open hall to an office premises with between 12 – 15 separate office suites, conference room, store room, generous hallways, fitted kitchen and male, female and disabled W/C.

ACCOMODATION

	Sq ft	Sq m
1 st Reception/ Office 1	116	10.8
2 nd Reception/ Office 2	120	11.16

Office Room 3	116	10.8
Office Room 4	120	11.16
Office Room 5	116	10.8
Office Room 6	163	15.12
Office Room 7	128	11.88
Office Room 8	210	19.5
Office Room 9	116	10.8
Office Room 10	120	11.16
Office Room 11	128	11.88
3 rd Reception/ Office Room 12	112	10.44
Conference Room/Office 13	307	28.56
Storage Room	148	13.77
Kitchen	158	14.64

Plus W/C facilities for male, female and disabled use.

Additionally 4 private car parking spaces are included with these premises.

SERVICES

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

RATES

We understand from the Valuation Office Agency website in the 2010 Rating List that the current rateable value of this premises is £13,750.

Intending lessees should satisfy themselves as to the extent of all potential outgoing. Small business relief may be available and intending lessees should make their own enquiries at Lancaster City Council Business Rates Department (01524) 582205.

LEASE TERMS

The suite is available on a new lease, on a full repairing and insuring basis, with other terms & conditions to be agreed.

RENT

Price on Application

VAT

VAT is not included above and we understand that VAT is not applicable to this lease.

LEGAL COSTS

Each party will bear their own reasonable legal costs incurred in the preparation of the lease.

VIEWING

Strictly by appointment with the sole agents:

Irvine Taylor Ltd
E: irvinetaylor@irvinetaylor.co.uk
T: 01524 60524

Subject to Contract

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

Misrepresentation Act 1967

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

These particulars do not constitute, nor constitute any part of, an offer of contract.

None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.

Any intending purchasers/tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The vendor(s) or lessor(s) do not make or give and neither Irvine Taylor Chartered Surveyors nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Finances 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.