



TO LET

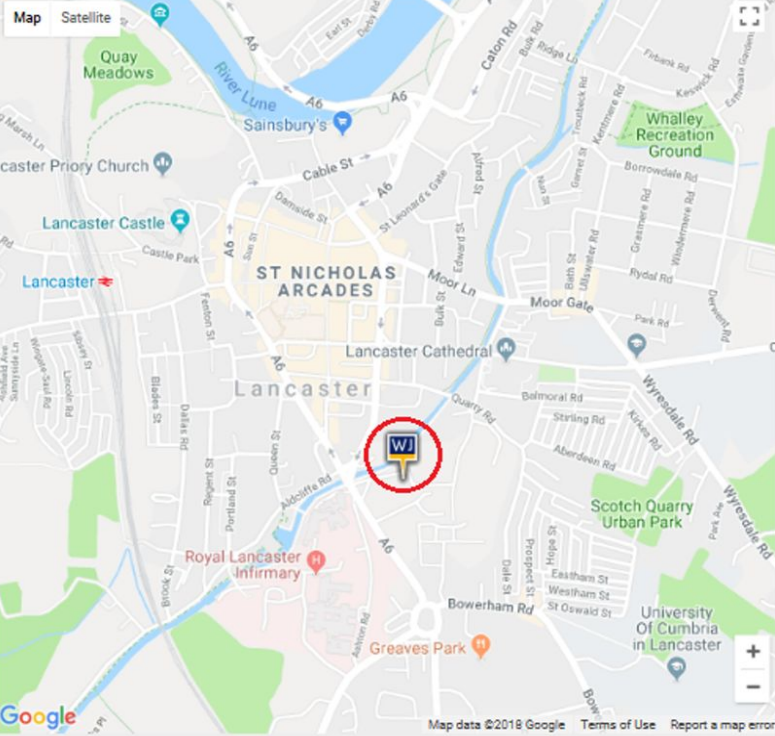
WATERVIEW

WHITE CROSS, LANCASTER, LA1 4XQ



- **Excellent Location**
- **Excellent Transport Links**
- **Car Parking**
- **Gas Central Heating**
- **Traditional Stone Built Offices**

TRADITIONAL OFFICE SPACE
370-2468 SQ FT (34-229 SQ M)



TRAVEL DISTANCE

Location	Miles	Mins	Mode
Lancaster	0.2	5	Walk
Lancaster Railway Station	0.6	12	Walk
Sainsburys Supermarket	0.7	4	Drive
Marketgate Shopping Centre	0.3	7	Walk

Source: theAA.com

WATERVIEW

WHITE CROSS, LANCASTER



DESCRIPTION

Waterview office building is a converted stone built structure of traditional design situated on the bank on the bank of the Lancaster canal. The office covers 8,053 sq ft of flexible office space with suites ranging from 370 sq ft up to 2,468 sq ft. Each office includes double glazed windows, gas fired central heating, carpeting and fluorescent lighting. The suites comprise office facilities together with reception area, kitchen and wc facilities. The accommodation also benefits from car parking spaces.

SPECIFICATION

- Traditional stone built offices
- Excellent location and transport links
- Flexible terms
- Double glazed windows
- Gas central heating
- Carpeted and lighting
- Car parking

EPC

The EPC ratings on the available suites range from D89. Copies of individual EPC's are available on request.

LOCATION

Lancaster is the county town of Lancashire situated on the River Lune, The premises benefit from excellent transport links with M6 motorway passing to the east of Lancaster, with junctions 33 and 34 to the south and north respectively. Situated on the bank of the Lancaster canal the office is located off the A6 road which passes through the city leading southwards to preston, Chorley and Manchester and northwards to Carnforth , Kendal, Penrith and Carlisle. Lancaster railway station is only 12 minutes walk away and is serviced by the West Coast Main Line.

Local amenities include a Sainsburys Superstore 13 minutes walk away and the Marketgate Shopping Centre is less than half a mile providing a range of retail outlets and eateries.

TERMS

There are a range of flexible leasing options available. For more details please contact us.

VIEWING / FURTHER INFO

For further details and current availability or to arrange a viewing please contact us on 01257 238666



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