



LA1 4XQ

# OFFICE

WATERVIEW, WHITE CROSS, LANCASTER



**NORTHERN TRUST**  
INVESTMENT | DEVELOPMENT | REGENERATION

[www.northerntrust.co.uk](http://www.northerntrust.co.uk)

# OFFICE



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



OFFICE

## OFFICE SUITES TO LET

SIZES FROM

**440 - 2,468 SQ FT**

70 - 229 SQ M

Over 200 locations throughout the Midlands and the North



# OFFICE

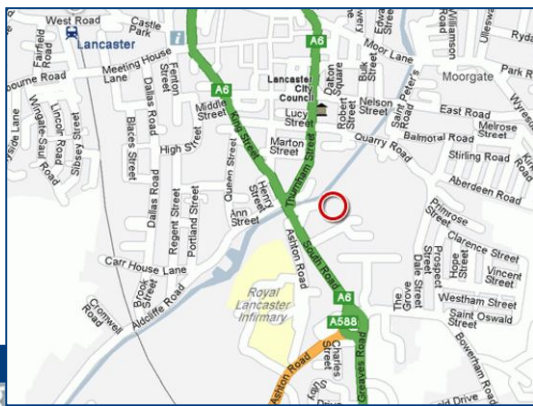
WATERVIEW, WHITE CROSS, LANCASTER



www.northerntrust.co.uk

## 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.



## 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 suite comprises office facilities together with reception area, kitchen and wc facilities. The accommodation also benefits from car parking spaces.

## TERMS

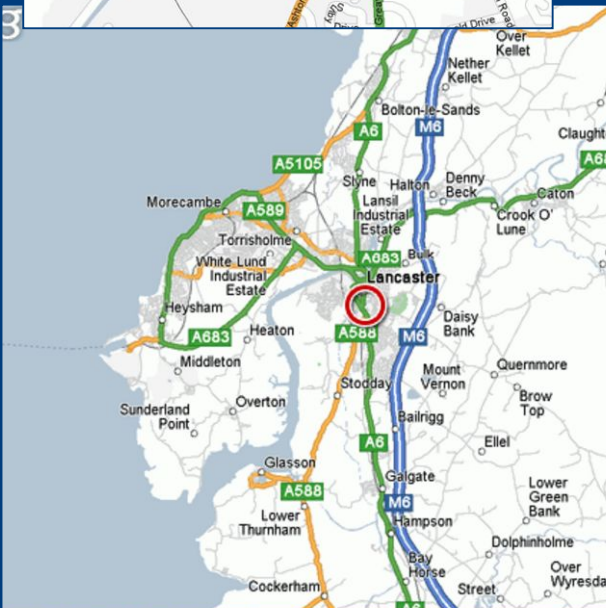
The premises are available on an new internal repairing and insuring lease for a minimum term of three years. The lease will incorporate a service charge in respect of external maintenance of the building together with the common parts.

## VIEWING

Please contact Richard Williams on 01257 238666 for an appointment.

## 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](http://www.voa.gov.uk).



## OFFICE

MISREPRESENTATION ACT: Whittle Jones on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimension, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessors shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by Whittle Jones has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Whittle Jones. Designed and produced by CW Digital tel 01282 858200.

January 2010.

Whittle Jones - North West  
Lynton House, Ackhurst Park, Foxhole Road, Chorley PR7 1NY  
t +44 (0)1257 238666 f +44 (0)1257 238667

