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82 Penny Street, Lancaster LA1 1XN - Tel: 01524 69922 - Email: info@fwcommercial.co.uk



Brunel House
9 Penrod Way
Heysham
LA3 2UZ

TO LET

2 x HIGH SPEC. SERVICED OFFICES

Well Established Employment Location

Close Proximity to Heysham Port

Price From:
£18,000 per annum

Onsite Facilities Include a Gymnasium and a Cafe.

Office available approx.: 430 sq ft

P & PC Surveyors Ltd T/A Fisher Wrathall Commercial



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Brunel House. 9 Penrod Way, Heysham. LA3 2UZ

Price From £18,000 per annum

LOCATION

Morecambe is located 3.5 miles to the west of Lancaster and 20 miles north of Preston. The town benefits from excellent communications on the A589 and is 4 miles from Junction 34 of the M6. Morecambe has a population of approximately 33,500 with a catchment estimated to be in the order of 130,000 (Source CACI).

The construction of the M6 northern link road from J34 has created easy access to the site.

The subject property is an impressive office building located on Penrod Way, a well-established employment area in close proximity to Heysham Port.

DESCRIPTION

Two first floor high spec. office spaces are available within this modern office development with ample car parking. Incoming tenants to benefit from various communal facilities including gym, cafe, reception, boardroom, toilets, showers and sauna.

The site is also home to various 'green' initiatives including wind turbines.

ACCOMMODATION

First Floor Office 1 = 1485 sq ft

First Floor Office 2 = 1915 sq ft

SERVICE CHARGE

A service charge is levied by the landlord to cover aspects of building management, lighting, insurance, reception service, IT infrastructure and communal facilities including the gym and cafe. A full list of services provisioned by the service charge is available by request.

RENT

Office 1 = £18,000 per annum

Office 2 = £22,000 per annum

£12 per square foot exclusive of service charge.

RATING

Office 1 = £12,500

Office 2 = £14,500

LEASE

Available by way of a new lease for a period of years to be agreed.

VIEWING

Strictly by appointment with Fisher Wrathall Commercial. Tel: 01524 69922



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