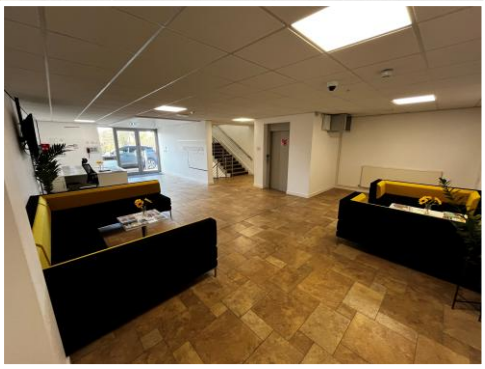
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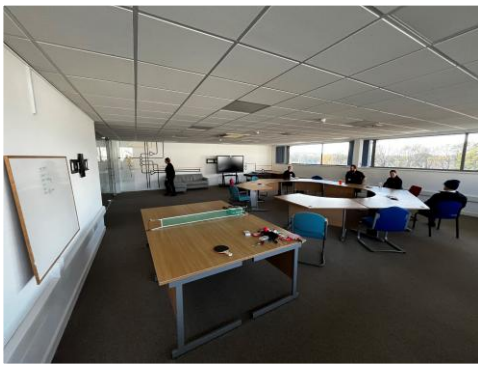
CHARTERED SURVEYORS

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MODERN OFFICE SPACE TO LET

- Accessible J34 location
- Modern building & shared facilities
- Onsite & Street parking available
- Fully controllable AC
- Plug & play solution available

Suites @ Wenning House
Forge Lane, Halton
LANCASTER
LA2 6RH

Free of Business Rates [1]

www.rptaylor.co.uk

Tel: 01524 542717

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CHARTERED SURVEYORS

Regulated by RICS

Suites @ Wenning House
Forge Lane, Halton
LANCASTER
LA2 6RH

Location:
Wenning House is situated in the heart of Halton, a village due west of Lancaster city centre and which has immediate access the M6 at j34.

Set with other commercial properties around Halton Mill this property is set on Forge Lane and is surrounded live work units, residential town houses and some apartments.

Forge Lane offers unrestricted street parking and convenient access to Halton village centre and its retail, health and service amenities. There is frequent bus service to and from Lancaster to Halton, this in turn leading to Caton and Kirkby Lonsdale. Halton is approximately 2miles from Lancaster city centre which has west coast main line station access, London being with 2hrs 40mins travel time with an hourly service available. Manchester being 50mins; this airport train also runs hourly.

Lancaster is a county palatine city and boast the seat for the Duchy of Lancaster, two top ranking universities and a host of both national and international business successes. The city is also home to a university teaching hospital.

Description:
The property several light and airy office suites of varying size both at ground and first floor level. All are conveniently accessed off a common landing, corridor and stair. There is a passenger lift to all floor levels, including the undercroft car park.

Spaces are fitted with carpet, perimeter trunking, suspended ceiling grid with service trays, LED inset lighting and individual AC.

There are both common male and female WC's, a shared kitchen for preparation of hot and cold food / drinks. There is a shared server room in which individual equipment may be positioned. A boardroom is available on application for use.

Accommodation:
Available first floor suites comprise:

- Unit 4 127 m^2 / 1,361 ft^2
- Unit 6 133 m^2 / 1,432 ft^2

Alternatively, these principal units can be subdivided to offer smaller suites which comprise:

- Unit 4a 50 m^2 / 538 ft^2
- Unit 4b 65 m^2 / 700 ft^2
- Unit 6b 63 m^2 / 678 ft^2
- Unit 6c 70 m^2 / 753 ft^2

Offer:
Each suite if offered on an internal only repairing lease subject to common area service charge. Leasehold occupation is offered on a **5yrs, 1mnth** term. Subject to application a mid-term break may apply.

Suites are offered at an initial asking rate from £14.00/ft^2. Each letting will be subject to 1month rent free period in lieu of fitting out.

Availability:
The premises are in their principal parts immediately available, where sub-divisions are proposed a 6-8week lead time may apply.

Costs:
New leases will be subject to an occupier contribution to freeholder costs at £500.00 but in all other context each party shall bear their own costs.

Business Rates:
At an occupier expense which may vary on the size and form of accommodation taken. Assessments at a threshold of <£15,000 may be subject to relief or a rates free status.

The standard business multiplier for the financial year 2025 / 26 is 55.5p in the £. The small business rates multiplier is 49.9p. This is subject to review in April 2026.

1. *Rates Free - Small Business Rates Relief would apply to an occupier who acquires this business operating premises if this were their sole trading premises or the premises were occupied by a limited company without other trading premises.*

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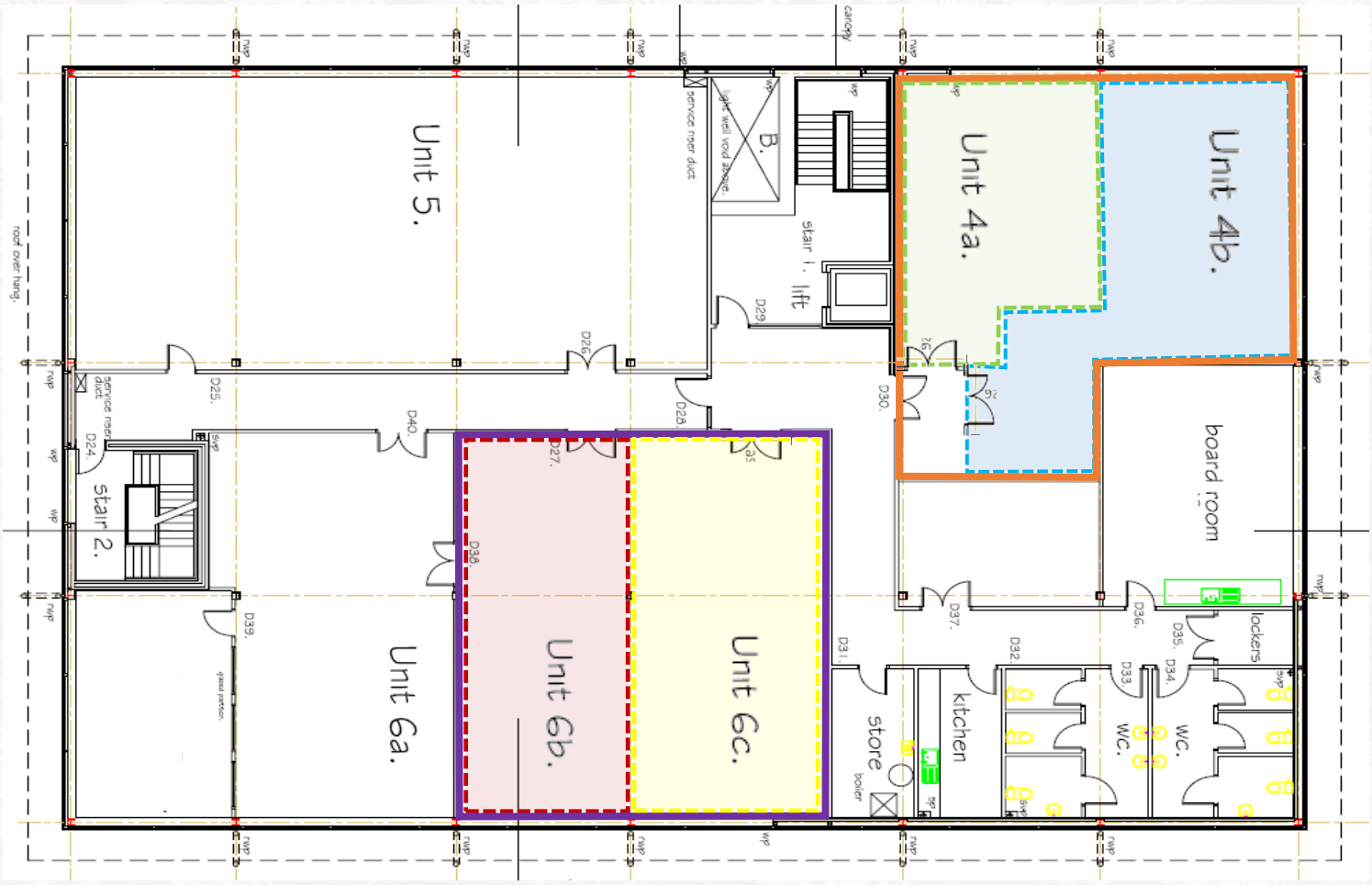
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Suites @ Wenning House
Forge Lane, Halton
LANCASTER
LA2 6RH

Forge Lane
– front entrance

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Unit 6	• 133 m² / 1,432 ft²	Unit 4	• 127 m² / 1,361 ft²
Unit 6b	• 63 m² / 678 ft²	Unit 4a	• 65 m² / 700 ft²
Unit 6c	• 70 m² / 753 ft²	Unit 4b	• 50 m² / 538 ft²

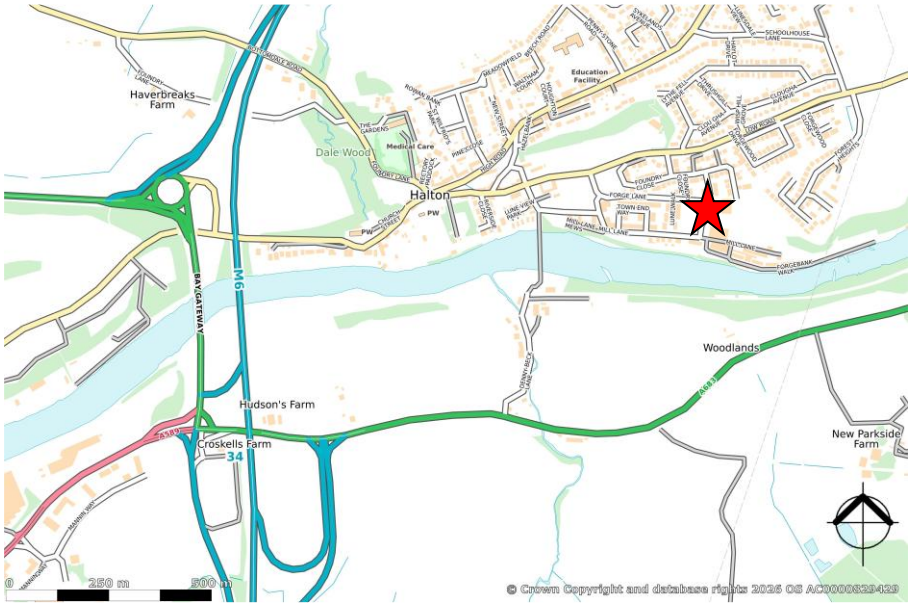
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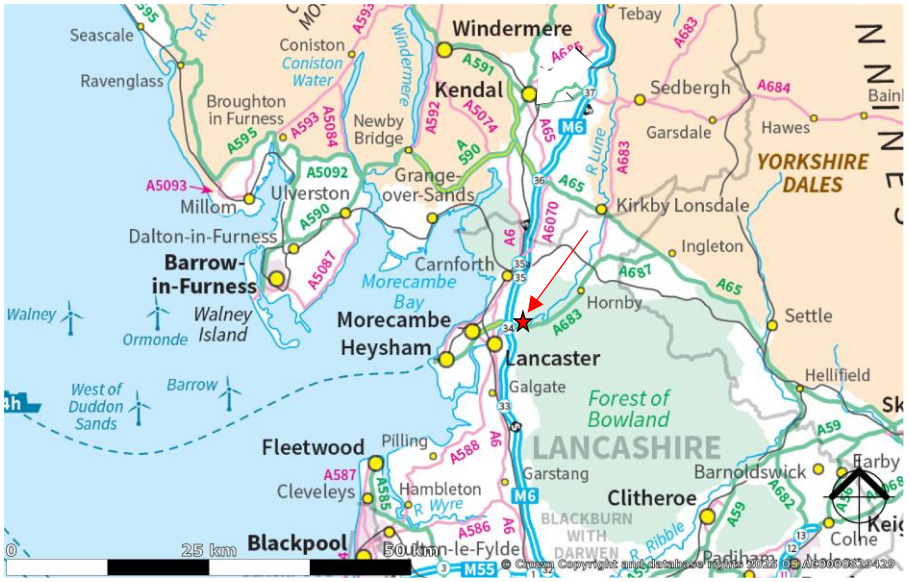
The Property Ombudsman
ZOOPLA
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CHARTERED SURVEYORS

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EPC:
Certificate No. 8800-5096-9418-7474-0785 / Band B-47

Service Charge:
Details of the common service charge are available upon request.

Anti Money Laundering & Credit Check:
Applications will be subject to AML checks as required by HMRC Statutory Regulation the cost is £27.00 per application.

Purchaser's may be subject to a credit reference checks on application to assign the lease; an application fee may apply.

References:
Occupiers may be required to provide trading references to the Freeholder on application for a tenancy.

VAT:
Costs and sums noted within details are quoted exclusive of VAT.

Contract:
Details and purchase of this business opportunity are proposed subject to contract.

Viewings:

Strictly via Agents

www.rptaylor.co.uk

Tel: 01524 542717

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

Misrepresentation Act 1967
Richard P. Taylor Limited for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: **Ref: jal / 01.2026**
1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchasers/tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Richard P. Taylor Ltd. nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Finance 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.