

location

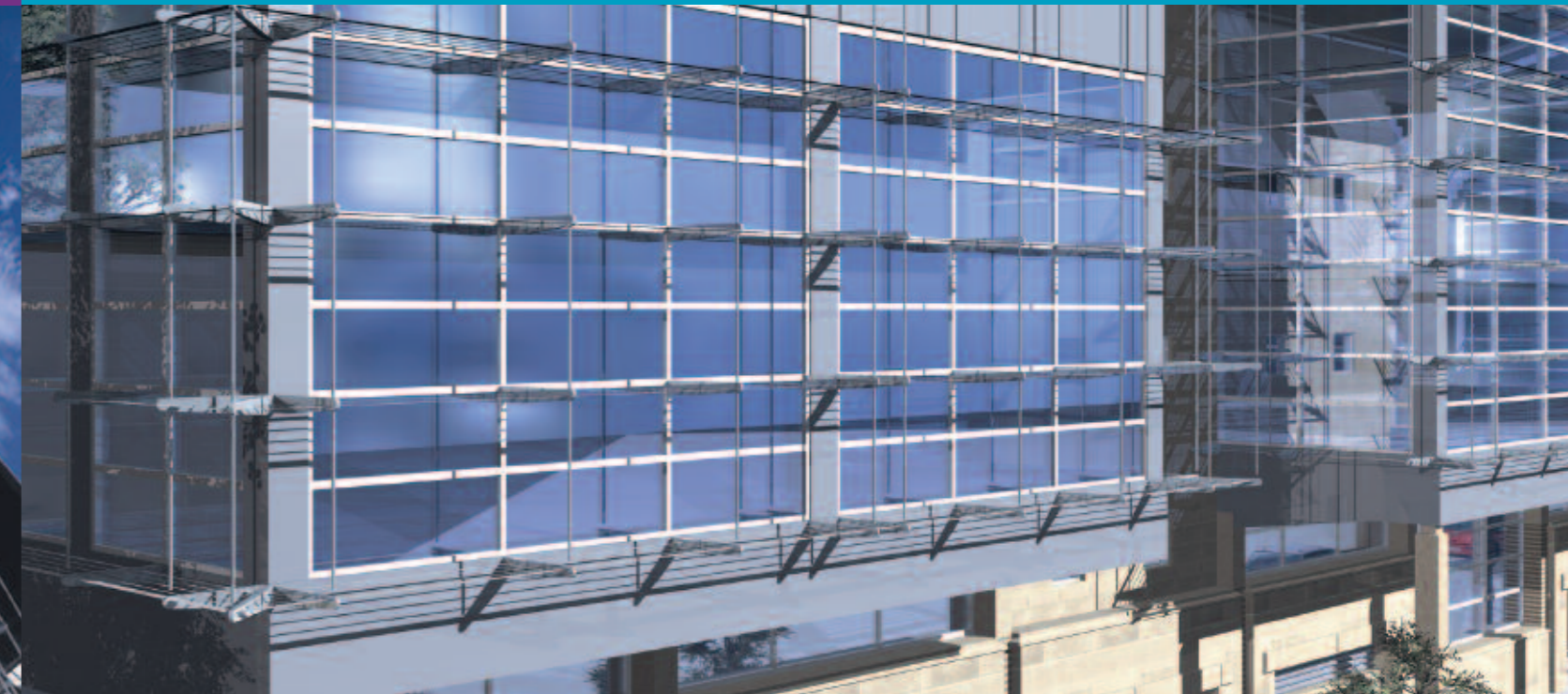
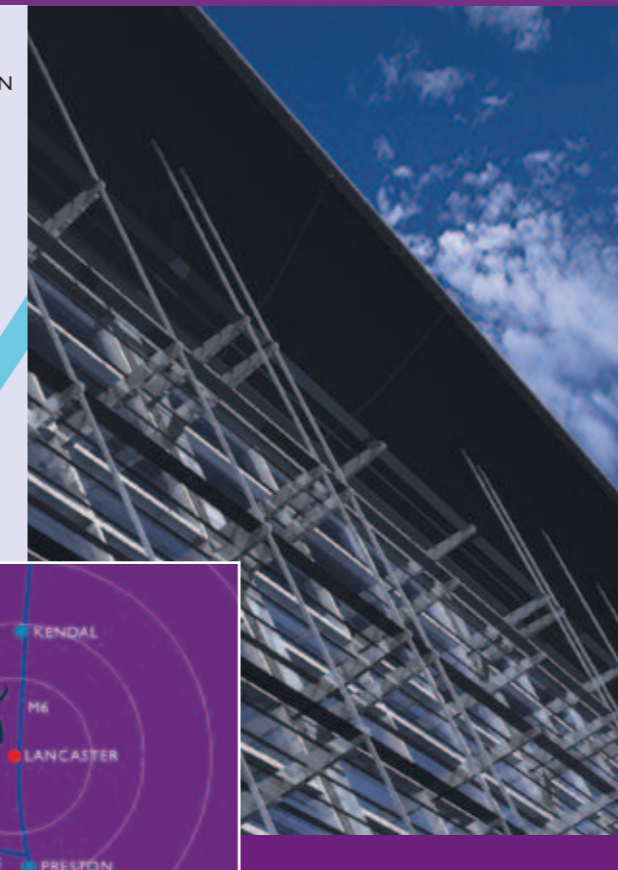
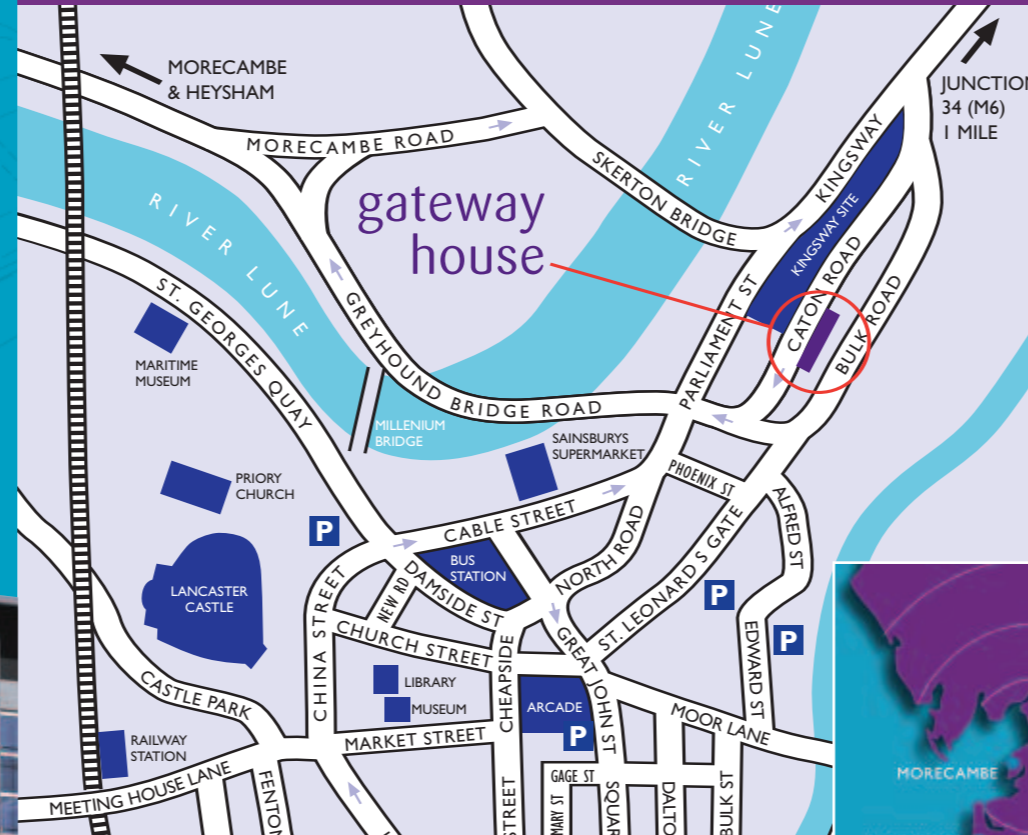
The University City of Lancaster is situated at the heart of the North-West of England mid-way between the capital cities of England and Scotland. Communications are excellent with the M6 motorway just 2 miles east of the city centre.

The now improved west coast main line offers direct services from Lancaster to London and Edinburgh and other major cities. There is also an hourly service to Manchester Airport which, for the motorist, is just over an hours drive away. The Port of Heysham offers freight and passenger services to Ireland and the Isle of Man.

36,000 ft² development



grade A offices to let 36,000 ft²



gateway house Lancaster



Tel: 01524 60524
www.irvinetaylor.co.uk



0161 455 7666
www.cbre.co.uk



the opportunity

Gateway House presents an opportunity for businesses to locate in a truly 21st Century building. The building is situated close to the heart of the historic city of Lancaster and readily accessible to all communication routes.

Situated on the main vehicular access route into Lancaster from the east and from the motorway, Gateway House has been designed to compliment the developing mixed use Kingsway site opposite and form an exciting modern gateway into Lancaster.

This architect designed landmark building offers comfortable eco-friendly workspace enjoying panoramic views over Lancaster, the River Lune and beyond.

gateway
house



specification

Gateway House provides car parking and cycle storage with showers and changing facilities at street level and approximately 3,357 sq.m (36,000 sqft) of office accommodation on 5 floors above. The layout is open plan with services in a central core.

The property provides a Grade A specification inclusive of the following elements:-

- A stunning reception area with high quality finishes
- Under floor cable management system
- Suspended metal ceiling tiles
- Integrated LG3 compliant lighting
- Air conditioning (optional)
- Two 10 person high speed passenger lifts
- Self-contained floors including ladies, gents, disabled WC's and kitchen area
- Energy glazing and solar shading
- Heat recovery and passive ventilation
- Rainwater recovery and water saving devices

