Frank Harrington Associates

CHARTERED SURVEYORS LAND & DEVELOPMENT CONSULTANTS

RICS

# FOR SALE or TO LET

## Former Filter House
## Langthwaite Road, Lancaster
## LA2 9EB

**Description**

A substantial building constructed in 1926 for the Lancaster Corporation Water Works of part brick, part stone with unusual arched design windows under double pitch part slated part glazed roof. The property is set within a site extending to 0.74 acres.

**Accommodation**

Main building 20.9m x 24.4m (68.55ft x 80.03ft) approx. large double opening doors to the front, pedestrian door, maximum headroom stated at 5.2m. area 510m² (5490 sq ft)

Off the main room there are a number of smaller ancillary rooms totalling 59.4m² (640 sq ft) as follows:
Room 1 – 2.7m x 2.7m
Room 2 – 4.76m x 3.79m
Room 3 – 2.7m x 2.4m
Room 4 – 4.69m x 3.78m
Kitchen – 2.91m x 3.4m
Total Floor Area – 569.4m² (6130 sq ft)

Externally there is a driveway to the side of the building with a tarmac parking area. The remainder of the land is grassed over.

**Planning**

Interested parties must make their own enquiries of the Planning Authority (Lancaster City Council) to discuss the suitability of their own particular proposed use.

**Purchase Price**

**Offers Invited.** All offers to be submitted in writing either by letter, fax or email to the offices of Frank Harrington Associates, 6 Cross Street, Preston, PR1 3LT. E-mail: frank@frankharrington.com

**Terms of Letting**

Flexible length of Lease available. Full repairing and insuring terms. The property is available in its existing condition. Rental dependant upon use. Interested parties to propose terms.

**Viewing**

By Appointment only.

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