



**Castle Chambers China Street Lancaster LA1 1HP
Tel: 01524 60524 Fax: 01524 381477
e mail: irvinetaylor@irvinetaylor.co.uk**

OFFICES TO LET



FIRST FLOOR, TELEPHONE HOUSE FENTON STREET, LANCASTER

5 year lease available at £11,500 per annum.

Access by fully refurbished secure entrance hall, with audio visual entry system, leading to stairs and two passenger lifts to:

Suite Two: Two general offices plus Managers Office

1275 sq ft (118.45 sm)

The accommodation is further detailed as follows:

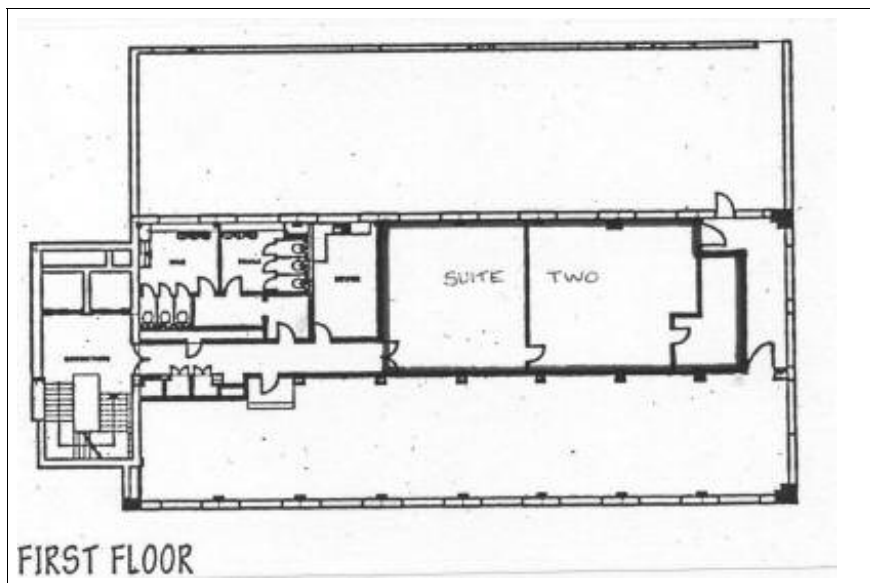
General Office 1	6.70m x 7.20m	22'0" x 23'7"
General Office 2	7.80m x 4.50m	25'7" x 14'9"
	Plus 6.60m x 2.70m	21'8" x 8'10"
Manager's Office	2.10m x 3.30m	6'11" x 10'10"
	Plus 3.35m x 2.60m	11'0" x 8'6"

Shared Kitchen and Ladies and Gents Toilets
Car parking spaces are available at £500 per annum.

VAT VAT is applicable to all rents and service charges on this property.

Rateable Value £5,400

Layout of accommodation



Misrepresentation Act 1967

These particulars are issued subject to contract. Neither the principals nor their agents nor any person in their employ bind themselves in any way nor are any warranties given in respect of any statements contained in these particulars and intending lessees/purchasers must verify all statements for themselves by inspection or otherwise.

Ref: 2239