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OFFICES TO LET

**4TH FLOOR, TELEPHONE HOUSE,
FENTON STREET, LANCASTER**



**Assignment of current
3 year lease or new lease
available**

**256 sq m. (2777sq ft.)
Net Internal Area**

Rent: £25,000 per annum

The city of Lancaster is the administrative centre of an extensive district encircled by the Pennines, the Lake District, Morecambe Bay, the Fylde and the Trough of Bowland. The population of the district is some 140,000 and the city has two Universities.

Served by both the M6 Motorway (Junctions 33 and 34) and the West Coast main railway line, Lancaster is within easy travelling distance of most of the major cities of northern England and Scotland. In addition the Port of Heysham links Lancaster with Belfast and the Isle of Man.

Telephone House is situated adjacent to Lancaster city centre and this self-contained office suite is on the fourth floor enjoying superb views over the city. The accommodation extends to 256 sm. (2777 sq. ft.) NIA and comprises:

Open plan office
Three private offices
Kitchen
Reserved executive parking.

Cloaks/Store.
Ladies and Gents Toilets.

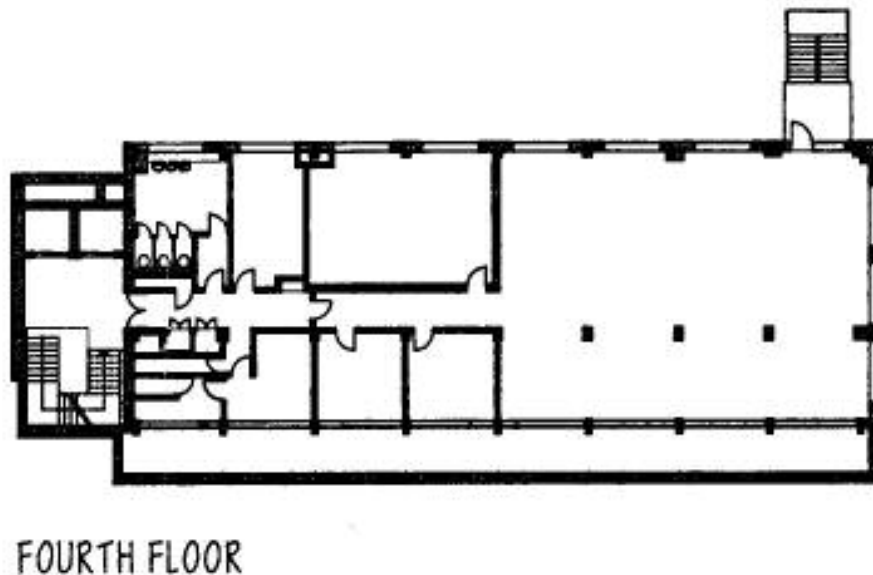
Access is by secure entrance with audio visual entry-system, two passenger lifts and stairs.

Tenure: The suite is currently let on a three year lease with effect from 3 January 2006 and the residue of this lease is available by assignment. Alternatively a new lease may be granted, further terms and conditions on application.

Rateable Value: £10,000

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

Layout of accommodation



Misrepresentation Act 1967

These particulars are issued subject to contract. Neither the principals nor their agent 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.

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