



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



GROUND FLOOR OFFICE SUITE TO LET

**IRONWORKS HOUSE
WARTON ROAD
CARNFORTH**

Rent £12,500.00 per annum

On behalf of a client, we are pleased to offer office accommodation for lease within this historic building, situated in a highly accessible location for North Lancashire and the motorway network, convenient for Carnforth town centre, Carnforth Railway Station, A6 and junction 35 of the M6 motorway.

The property is constructed of dressed stone with a slate roof and comprises what were the original offices to Carnforth Ironworks. The old ironworks have long since gone but the offices remain and now provide pleasant and distinctive accommodation for the modern user. There is the added advantage of allocated parking within the large adjoining car park.

We have available a self contained suite of four offices totaling approximately 115 square metres (1240 square feet) on the ground floor. Leading off a shared reception area, these have central heating and part double glazing and the dimensions are as follows:

Office/staffroom	3.10 metres x 2.75 metres	10'2" x 9'0"
General Office	6.10 metres x 10.80 metres	20'0" x 35'5"
Private Office	4.45 metres x 3.15 metres	14'7" x 10'4"
Private Office	4.40 metres x 4.45 metres	14'5" x 14'7"
Ladies & Gents toilets		

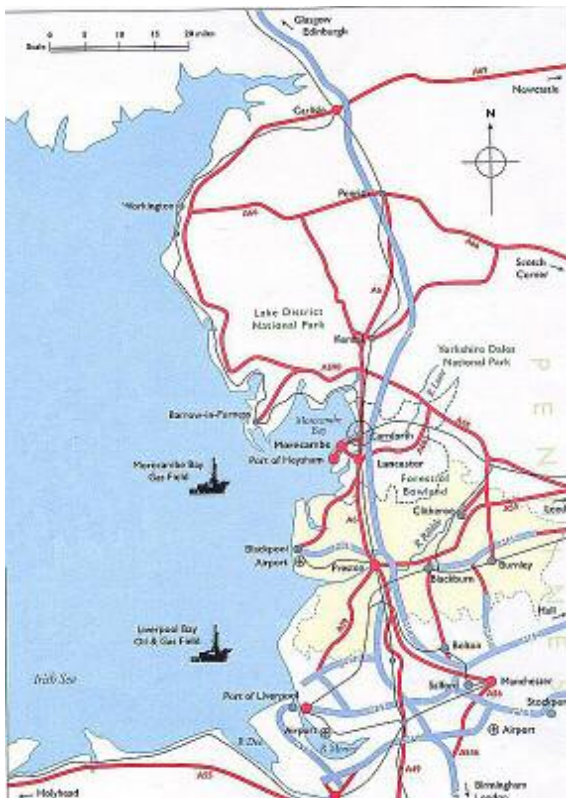
LEASE TERMS A new lease is offered at £12,500.00 per annum, other terms and conditions to be agreed.

BUSINESS RATES The property is not currently in assessment for rating purposes however an estimate may be obtained from the Valuation Office. Tel: 01524 300100. It is recommended that intending lessees make their own enquiries of the Rating Authority, Lancaster City Council Tel: 01524 582205.

SERVICES The property is connected to all mains services.

VAT VAT may be charged on rents and service charges regarding this property.

VIEWING By appointment with Irvine Taylor 01524 60524.



DIRECTIONS

From Irvine Taylor's offices, take the A6 northwards to Carnforth. Turn left at the traffic lights where the County Hotel is on your right. Proceed down the main street of Carnforth and continue with the railway station on your left. Turn first right and immediately right again to reach the property.

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.

Ref: 3111