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CHARTERED SURVEYORS

**Irvine Taylor**

## Offices To Let

**First Floor  
Suites 1  
Telephone House  
Fenton Street  
Lancaster  
LA1 1BA**

**1428 sq ft (132.66 sm) GIA**



### CONTACT

For further information or to arrange an appointment please speak to:

**Irvine Taylor Ltd**  
T: 01524 60524  
E: [irvinetaylor@irvinetaylor.co.uk](mailto:irvinetaylor@irvinetaylor.co.uk)

- Town Centre office accommodation
- 2 Executive car parking spaces provided.
- Close proximity to Lancaster's main line railway station
- Convenient for M6 J33 & J34

- Commercial Agents - Property Management - Surveyors & Valuers - Property Consultants -

Irvine Taylor is a trading name of Irvine Taylor Ltd. Registered Address: Castle Chambers, China Street, Lancaster. LA1 1EX  
Registered in England & Wales. Number 5319450 - Director: D W B Taylor MRICS Co. Secretary: R W Carradice BA FRICS

## INTRODUCTION

Lancaster is the most northerly of the Districts in Lancashire and is centrally positioned in the North West Region of Great Britain being some 22 miles north of Preston and 22 miles South of Kendal.

The city can be accessed via Junction 33 of the M6 to the south and by Junction 34 to the east, which is just 2 miles from the centre. Lancaster railway station gives access to the Main West Coast Line running between London Euston and Glasgow. There is also a bus station in the city centre.

The city had a population of just under 134,000 as at the 2001 census, though it is now estimated to be well in excess of 140,000. Additionally there is a student population in excess of 20,000 from Lancaster University and the University of Cumbria (formerly St. Martin's College)

## LOCATION

The premises front onto Fenton Street, which runs off Market Street in the City Centre, between Waterstones and Lancaster Railway Station.

Fenton Street is home to Lancaster's main Post Office and Sorting Centre, along with a number of professional offices and residential developments and Solicitors offices.

Other occupants within Telephone House include the Chamber of Commerce, Integrated Dental Holdings, Welcome Finance Ltd, Contentys and Creative Support.

## DESCRIPTION

Each floor has its own personal keycode entry system. Each floor has male and female toilets and a kitchen as standard.

The first floor can be accessed via either of the two passenger lifts found in the main entrance foyer or by the communal stairwell. To the rear of the premises there is a private car park, with 2 spaces allocated for this suite.

## ACCOMMODATION

The available accommodation comprises the following areas:

	Sq ft	Sq m
Reception Office	666	61.86
5 individual private offices.	152 each (762 total)	14.16 each (70.8 total)

## SERVICES

Mains water, electricity, drainage and gas are all connected to the property.

## RATES

The rateable value for this suite is currently under appeal.

Intending lessees should satisfy themselves as to the extent of all potential outgoing. Small business relief may be available and intending lessees should make their own enquiries at Lancaster City Council Business Rates Department (01524) 582205.

## LEASE TERMS

The suite is available on a new lease for a term to be negotiated, on a full repairing and insuring basis.

## RENT

Suite 1 - **£13,000 per annum exclusive**

## SERVICE CHARGE

This property is subject to a service charge. Further details on application.

## VAT

VAT is not included above but is payable on all rent and service charges.

## LEGAL COSTS

Each party will be bear their own reasonable legal costs incurred in the preparation of the lease.

## VIEWING

Strictly by appointment with the sole agents:

Irvine Taylor Ltd  
E: [irvinetaylor@irvinetaylor.co.uk](mailto:irvinetaylor@irvinetaylor.co.uk)  
T: 01524 60524

**Subject to Contract**

The property is offered subject to contract, prior sale/letting or withdrawal.

**Misrepresentation Act 1967**

Irvine Taylor Ltd for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that

These particulars do not constitute, nor constitute any part of, an offer of contract.

None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.

Any intending purchasers/tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The vendor(s) or lessor(s) do not make or give and neither Irvine Taylor Chartered Surveyors nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

**Finances Act 1989**

Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

**Property Misdescriptions Act 1991**

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation. Circumstances may change beyond our control after the publication of these particulars.

