

CASTLE CHAMBERS CHINA STREET LANCASTER LA1 1EX
Tel: 01524 60524 Fax: 01524 381477
e-mail: irvinetaylor@irvinetaylor.co.uk
www.irvinetaylor.co.uk

CHARTERED SURVEYORS

Irvine Taylor

Detached Office To Let

**The Cottage
Ironworks House
Warton Road
Carnforth
LA5 9EU**

984 sq ft (91.4 sm)



CONTACT

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

Steven Dixon
Irvine Taylor Ltd
T: 01524 60524
M: 07734 386773
E: steven.dixon@irvinetaylor.co.uk

- Private detached office building with substantial on site parking.
- Five office suites, reception and large conference room.
- Close to M6 J35

- 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

Carnforth is an historic railway town situated 7 miles north of Lancaster, and is nearby the Arnside/Silverdale areas of Outstanding Natural Beauty. Carnforth lies on a transport corridor which contains the Lancaster Canal, the M6 motorway J35, the A6 principal road, the West Coast Main Line running between London Euston and Glasgow, and railway lines to Barrow in Furness and Leeds. The town therefore has strong and long-standing transport associations.

LOCATION

The premises are located off Warton Road across from Carnforth Railway Station.

Other occupiers of the Ironworks House complex include TDG, Steel Pile Installations, RSPCA, Fittleworth Medical, Mayo Press & Brewers Haulage.

DESCRIPTION

The Cottage is constructed of dressed stone with a slate roof. Internally this two-storey property consists of kitchen, bathroom, Shower room, large entrance reception, five offices and large conference room.

ACCOMODATION

The accommodation is as follows:

<u>Ground Floor</u>	Sq ft	Sq m
Reception	209	19.4
Office 1	65	6
Office 2	147	13.64
Office 3	103	9.61
Office 4	112	10.4
<u>First Floor</u>		
Office 5	154	14.26
Conference Room	404	37.5

There are also kitchen and toilet facilities to the ground floor, and a shower room to the first floor. Externally the property has around 12 personal car parking spaces.

SERVICES

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

RATES

This property will need to be formally re-valued.

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 full repairing and insuring lease basis, for a term to be agreed.

RENT

£10,000 per annum exclusive

VAT

VAT is not included in these details but is payable on all rent 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:

Steven Dixon
Irvine Taylor Ltd
E: steven.dixon@irvinetaylor.co.uk
T: 01524 60524
M: 07734 386773

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.