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CHARTERED SURVEYORS

Irvine Taylor

Detached Office For Sale

Offers in the region of
£95,000

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

1,167 sq ft (108.3 sq m)



CONTACT

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

Irvine Taylor Ltd

T: 01524 60524

E: irvinetaylor@irvinetaylor.co.uk

- Private detached office building with on site parking.
- Five office suites, reception and large conference room.
- In need of refurbishment.
- 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 a historic railway town situated 7 miles north of Lancaster, and is nearby the Arnsdale/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 large entrance reception, five offices, large conference room, kitchen, bathroom and Shower room. The property requires refurbishment.

ACCOMMODATION

The office accommodation is as follows:

Ground Floor	Sq ft	Sq m
Reception	209	19.4
Office 1	65	6
Office 2	147	13.64
Office 3	103	9.61
Office 4	85	7.93
First Floor		
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/WC to the first floor. Externally the property has around 12 personal car parking spaces.

SERVICES

We understand that mains water, gas, electricity and drainage are all connected to the property.

A gas-fired boiler to radiators heats the property.

RATES

This property will need to be formally re-valued.

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

PRICE

Offers in the region of £95,000.

VAT

We understand that VAT is not applicable.

LEGAL COSTS

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