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OFFICES TO LET



SUITE 2 UPPER GROUND FLOOR

TELEPHONE HOUSE, FENTON STREET, LANCASTER

336 sq m. (3617 sq ft.) NIA.

Rent: £27,500 p.a.

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 is also convenient for the railway station. Access is by a secure entrance with audio visual entry-system. There are two passenger lifts and stairs.

Suite 2 Upper Ground Floor is largely open plan with raised floor & suspended ceiling. Kitchen and toilet facilities are shared with the other suite on this floor. There is also reserved executive parking.

Further lease terms on application.

Rateable Value: £13,750

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 or 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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