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OFFICE SUITE TO LET IN CENTRAL LANCASTER



Office Suite - Units 11,12 &13

**Victoria Court, Penny Street
Lancaster LA1 1XN**

We are pleased to offer on behalf of a client this newly refurbished first floor office suite situated close to the centre of the university town of Lancaster. Located on one of Lancaster's main shopping streets, these offices are situated in a mixed retail/office development and are convenient to public car parking nearby. They are also well placed for public transport services.

An attractive entrance and stairway leads up to the suite which is on the first floor. The accommodation provides a large open plan office with an area of approximately 207.84 sq m (2237 sq ft) which features exposed roof trusses and good natural light. Victoria Court has 24 hour access.

Accommodation

Office 28.51 metres x 6.93 metres (92'7" x 22'6") Overall

Shared toilets and kitchen are located on the same floor.

Tenure	This suite is being offered on a new lease at £21,375 per annum with 3 yearly reviews.
Service Charge	The service charges covers maintenance, insurance, lighting and cleaning of the building. This is currently set at approximately £1.60/sq ft.
Rateable Value	This suite is currently awaiting assessment for rates. Small business relief may be available and intending lessees should contact the Business Rates Department at Lancaster City Council. Tel: 01524 582205
Services	Mains water, electricity and drainage are connected. Space heating is by electric storage heaters.
Viewing	Strictly by appointment with Irvine Taylor (01524 60524).
VAT	The rent is subject to VAT which will be in addition to the price quoted.

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: 3149