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CHARTERED SURVEYORS

Irvine Taylor

Workshop/Garages To Let

**£4,250
per annum**

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

**1,278 sq ft (118 sq m)
in total**



CONTACT

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

Irvine Taylor Ltd

T: 01524 60524

E: irvinetaylor@irvinetaylor.co.uk

- Workshop/garage units with on site parking.
- Could be split in to 3 separate garages.
- Good storage space provided by storeroom and first floor mezzanine 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 Norbert Dentressangle, Steel Pile Installations and Fittleworth Medical.

DESCRIPTION

The garage workshop is constructed of pebbledash rendered brickwork. Internally this two-storey unit consists of a large open plan workshop, which could be transformed in to three separate garage units with bespoke entrances if required. There is also a ground floor storeroom and mezzanine storeroom at first floor level with restricted headroom. Water is available to the unit and there are shared toilet facilities.

ACCOMODATION

The office accommodation is as follows:

<u>Ground Floor</u>	Sq ft	Sq m
Workshop	510	47.34
Storeroom	241	22.39
<u>First Floor</u>		
Mezzanine Store	527	48.96

There are shared toilet facilities to the main office block. The Landlord would consider installing a small sink and cupboard in the unit to create a private kitchen area. Externally the property has onsite car parking.

SERVICES

Mains water and electricity are connected to the property, which are paid for via the communal service charge. Details of the service charge are available upon request.



RATES

We understand from the Valuation Office Agency website in the 2010 Rating List that the current rateable value of this unit is £2,100.

Based on the current figure of 0.433 p/£ the rates payable on this suite should be in the region of £909.30.

Intending lessees should satisfy themselves as to the extent of all potential outgoings.

Additional small business relief may be available and intending lessees should make their own enquiries at Lancaster City Council Business Rates Department (01524) 582205.

PRICE

Rent of £4,250 per annum plus service charge.

VAT

We understand VAT is not payable, but this is to be confirmed.

LEGAL COSTS

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