



Phoenix Road, Barrow in Furness, LA14 2UA

- Fully furnished offices To Let with ample on site parking
- Ready to move into
- All prices are inclusive of heat, light and rates and fully manned reception area
- Easy in, easy out tenancy agreements

**Location/Description**

The Business Centre was purpose built some 10/12 years ago and is ideally located on Phoenix Road with easy access to both the town centre, Walney and the main A591 road leading along Park Road, Dalton bypass to Ulverston and Junction 36 of the M6 Motorway. The Centre provides modern office accommodation for up to 20 separate businesses together with a reception service incorporating a personalised telephone answering service.

**Accommodation**

ROOM NUMBER	TENANT/AVAILABILITY	SIZE SQ FT	TYPE	COST PER MONTH (ex VAT)*
Room 3	T K M	273.19 sq ft	4/No. Persons	Let
Room 4	Structural Science Composites	273.19 sq ft	4/No. Persons	Let
Room 5	Structural Science Composites	273.19 sq ft	4 /No. Persons	Let
<b>Room 6</b>	<b>Available</b>	351.66 sq ft	5 /No. Persons	<b>£710.00</b>
<b>Room 7</b>	<b>Available</b>	348.75 sq ft	5 /No. Persons	<b>£700.00</b>
<b>Room 8</b>	<b>Available</b>	299.34 sq ft	4/No. Persons	<b>£600.00</b>
<b>Room 9</b>	<b>Available</b>	299.34 sq ft	4/No. Persons	<b>£600.00</b>
Room 10	A 4 S	348.75 sq ft	5/No. Persons	Let
<b>Room 11</b>	A 4 S	203.44 sq ft	3 /No. Persons	<b>Under Offer</b>
<b>Room 12</b>	<b>Available</b>	203.44 sq ft	3 /No. Persons	<b>£425.00</b>
Room 13	C D E C	203.44 sq ft	3 /No. Persons	Let
<b>Room 14</b>	<b>Available</b>	203.44 sq ft	3 /No. Persons	<b>£425.00</b>
Room 15	C C C	203.44 sq ft	3 /No. Persons	Let
Room 16	Arcon Industrial	143.16 sq ft	2 /No. Persons	Let
Room 18	G D S K	143.16 sq ft	2 /No. Persons	Let
<b>Room 19</b>	<b>Available</b>	143.16 sq ft	2 /No. Persons	<b>£315.00</b>
<b>Workshop Rm 20</b>	<b>Available</b>	427.22 sq ft	With Sink	<b>£800.00</b>
<b>Hot Desk Area</b>	<b>Available</b>	1150.00 sq ft	Multiples	<b>By Negotiation</b>

**Viewing**

Sales Co-ordinators Katy and Christina [www.phoenixbusinesscentre.co.uk](http://www.phoenixbusinesscentre.co.uk) or Tel: 01229 840240 or Peill & Company, Tel 0845 450 4444 –Andrew Peill dealing (andrew@peill.com)

## PHOENIX BUSINESS CENTRE FLOOR PLAN

