



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
Room 6	Available	351.66 sq ft	5 /No. Persons	£710.00
Room 7	Available	348.75 sq ft	5 /No. Persons	£700.00
Room 8	Available	299.34 sq ft	4/No. Persons	£600.00
Room 9	Available	299.34 sq ft	4/No. Persons	£600.00
Room 10	A 4 S	348.75 sq ft	5/No. Persons	Let
Room 11	A 4 S	203.44 sq ft	3 /No. Persons	Under Offer
Room 12	Available	203.44 sq ft	3 /No. Persons	£425.00
Room 13	C D E C	203.44 sq ft	3 /No. Persons	Let
Room 14	Available	203.44 sq ft	3 /No. Persons	£425.00
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
Room 19	Available	143.16 sq ft	2 /No. Persons	£315.00
Workshop Rm 20	Available	427.22 sq ft	With Sink	£800.00
Hot Desk Area	Available	1150.00 sq ft	Multiples	By Negotiation

Viewing

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

Chartered Surveyors, Commercial Property and Development Consultants, Licensed Trade Valuers
1 Kent View, Kendal, Cumbria LA9 4DZ t:0845 450 4444 f:01539 732 507 e:kendal@peill.com w:www.peill.com

Directors: Andrew C Peill FRICS, Peter J Nicholson FRICS, Simon P Adams BSc (Hons) FRICS MCI Arb
Consultant: D Malcolm Brownsord FRICS FAVLP

Specialists throughout the North West, covering Cumbria, The Lakes, Lancashire and Southern Scotland.

Peill & Company Ltd Registered in UK Reg No 4528978 Reg Office 1 Kent View, Kendal, Cumbria LA9 4DZ



PHOENIX BUSINESS CENTRE FLOOR PLAN

