



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	S L Guy Ltd	348.75 sq ft	5 /No. Persons	Let
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	Let
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	NSPC	203.44 sq ft	3 /No. Persons	Let
Room 15	NSPC	203.44 sq ft	3 /No. Persons	Let
Room 16	Available	143.16 sq ft	2 /No. Persons	£315.00
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

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

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PHOENIX BUSINESS CENTRE FLOOR PLAN

