

**PHOENIX HOUSE, STEPHEN STREET,
BARROW IN FURNESS
LA14 1BY**



TO LET

**22,500 Sq Ft (2,090 m²) plus 21 car spaces
May consider letting individual floors**

Situation:

Phoenix House is situated in the centre of Barrow in Furness (population 55,489 2021 Census) fronting the pedestrianised Portland Walk Shopping Centre, opposite the Market and close to Boots, Sports Direct, B&M and Heron Foods as can be seen on the attached Experian plan.

Barrow in Furness Borough Council are in the process of demolishing several nearby buildings to create a new Urban Park on land to the front of Phoenix House. Plan attached.

Description:

The offices will be refurbished to the Tenant's specification. The building is served by 2 automatic passenger lifts, has gas fired central heating, WC facilities and kitchen areas on each floor. The offices have good natural light and secure parking.

Possible layout below:

Accommodation:

22,500 sq ft (2,090m²) Net

Plus 21 car spaces as shown on the attached floor plan.

Terms:

A new 15-year FRI Lease exclusive of Rates and Service Charge.

Rent on application.

VAT:

The building is not registered for VAT

Rates:

Rateable Value £102,000

Rates Multiplier 2024/25 £0.54

EPC:

Available on request

Inspection:

Lucy Warriner

Lucy.warriner@fifieldglyn.com

Mobile: 07903 092 763

Surveyor:

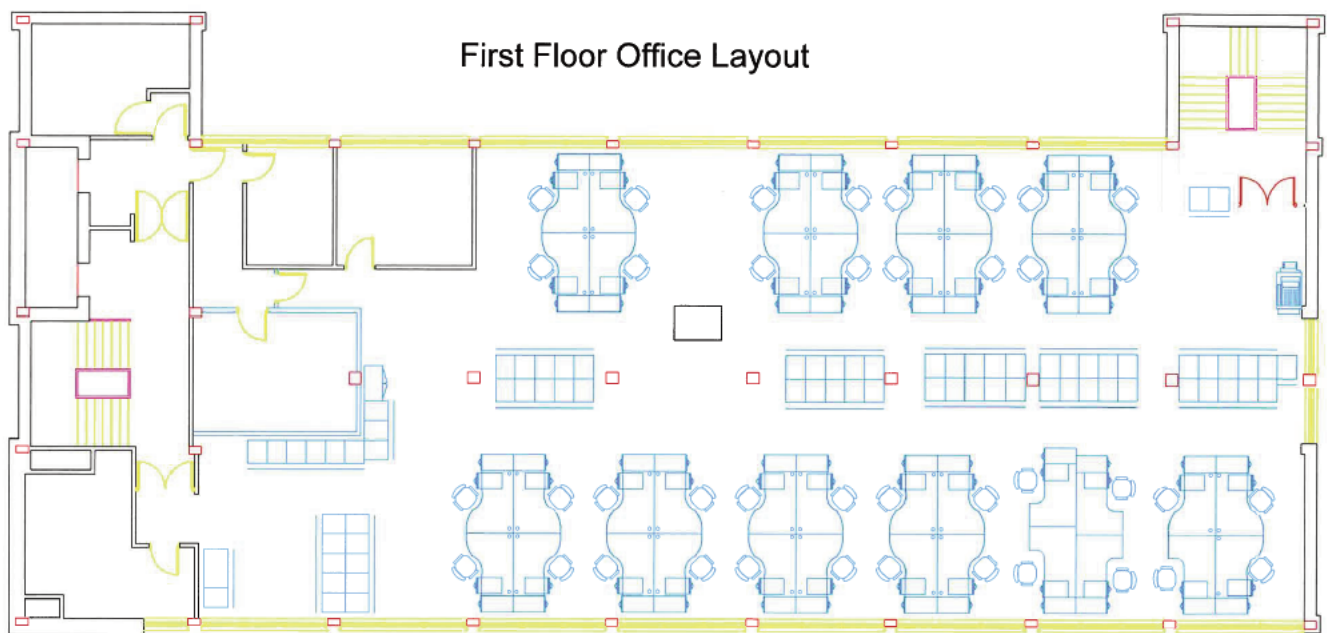
John G. Fifield FRICS

John.fifield@fifieldglyn.com

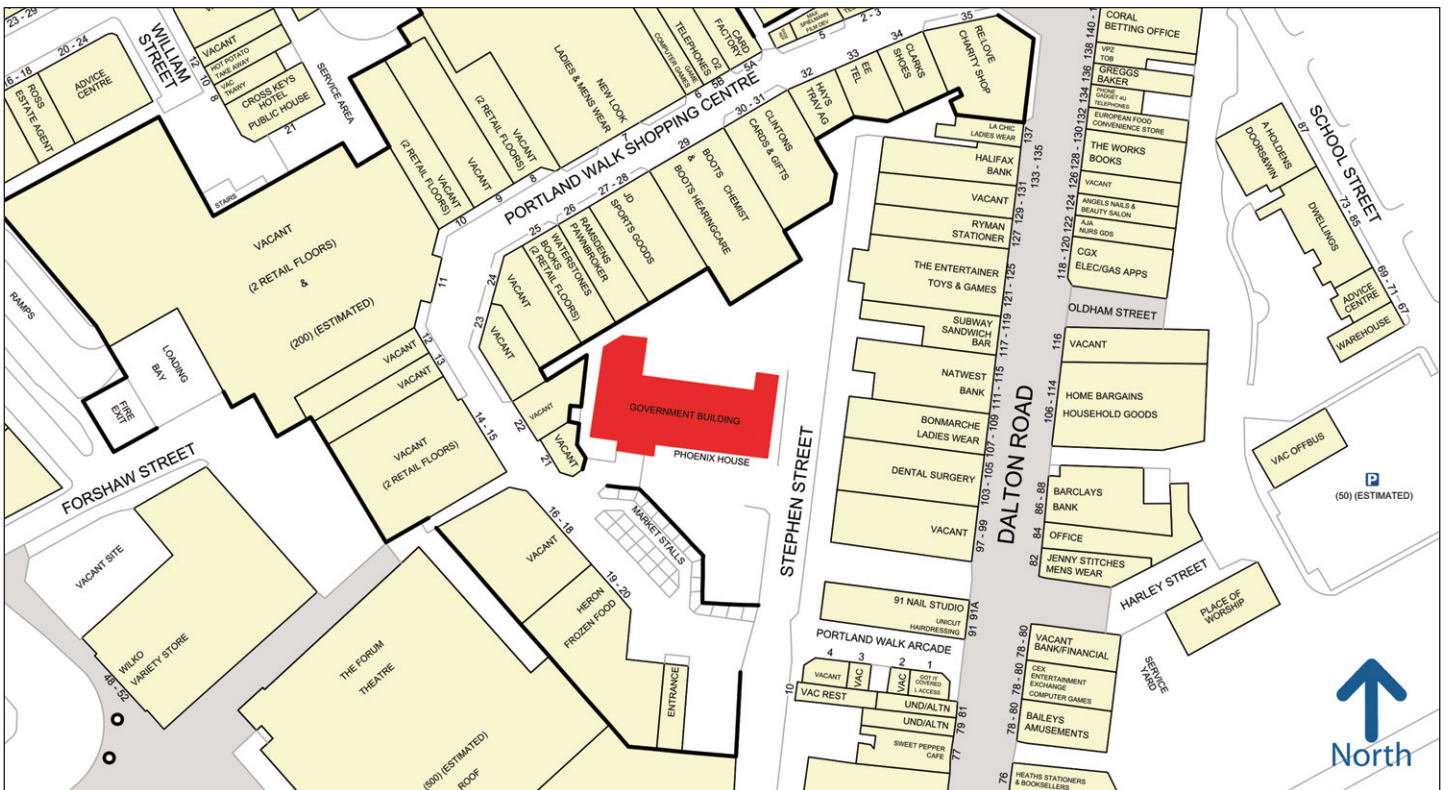
Mobile: 07970 723 522

SUBJECT TO LEASE

JGF/JRB/MARCH2024







Misrepresentation Act 1967: Fifield Glyn Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the details contained within these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to each of them (iii) no person in the employment of Fifield Glyn Limited or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT unless stated otherwise.

