



FOR RENT

Phoenix House, Stephen Street, Barrow-In-Furness, Cumbria, LA14 1BY

£ On Application

22,500 Sq Ft (2,090.25 Sq M)

✓ Situated In The Centre of Barrow in Furness

✓ Secure Parking for 21 Cars

✓ Fronting Portland Walk Shopping Centre

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.

Rateable Value £102,000

Rates Multiplier 2024/25 £0.54

Accommodation

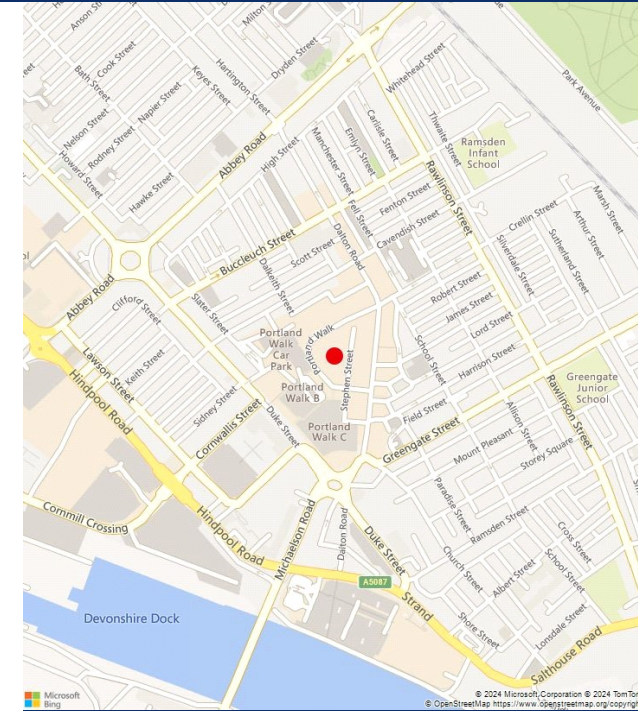
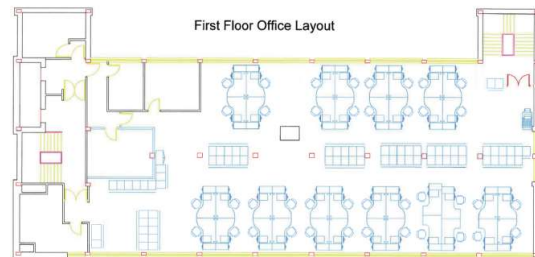
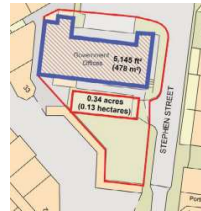
Area	Sq M	Sq Ft
TOTAL	2,090.25	22,500

Terms

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

VAT

The building is not registered for VAT.



Inspection

Faye Pattenden
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Surveyor

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We're here to help, please contact us via the details below



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