

Office In Rawlinson Street , Barrow-In-Furness, LA14 1BX

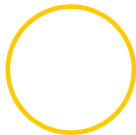
£250 Monthly



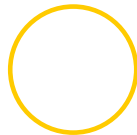


SHORT DESCRIPTION

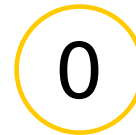
Property Ref: 10224 We are pleased to offer offices for rent in the fantastic Victoria Hall on Rawlinson Street in Barrow-in-Furness. Victoria Hall is a beautiful Grade II listed building, which was renovated in 2006 to an exceptionally high standard. It is located within the town centre and offers on-site parking. It is a three minute walk from Barrow railway station. It is a friendly, safe, spotlessly-clean, well-managed, and vibrant building full of character. It is DDA compliant and has state-of-the-art fire protection, emergency lighting, and security systems. The heating and hot water systems were completely upgraded in 2012, including the installation of a 12KW solar array positioned unobtrusively on the Carlisle Street elevation of the roof. These improvements, together with the heavy level of insulation in the building, have delivered a Level D EPC, which is exceptional for a Victorian-built, single-glazed, listed building. The building has been under the same management for 13 years. Our philosophy has been unchanged since the beginning: supporting our tenants and helping them succeed. Our building manager is the mother hen of the building and makes sure that everything runs smoothly and that everyone is happy! The current tenants include Dark as Day, Fitzpatrick Technology, Furness Laptop Repairs, SwitchED, Eden Supported Homes, Cumbria Community Homes, 17 Sport, Sweetsaplenty, Rock School and Lakeside Security. It is an immensely popular building comprising 15 suites of varying sizes. The vacant suites advertised here have recently become available. The landlord charges a rent figure, a building service charge, and an apportionment for utilities. There are no other costs charged by the landlord. The landlord will negotiate on lease length, offering lease lengths flexibly from 3 months to 5 years, and underlying rents from £5 per square foot, depending on lease length and suite size. An apportionment for utilities and service charge will be made on top of this figure. On top of the landlord charges, business rates are payable to Barrow Borough Council (unless an exemption from rates can be claimed) and are based on the Valuation Office Agency rateable values. The vacant suites all attract zero rates due to their sizes. Finally, unmetered water rates are payable to United Utilities at approximately £140 per year. These figures are subject to confirmation by United Utilities and Barrow Borough Council. There are currently a number of vacant units. Please get in touch to discuss your requirements, and we will be happy to help. Suite 3A, Ground Floor, Size: 289 ft² (27m²) Suite 6c, Ground Floor, Size: 122 ft² (11m²) Suite 7B, Ground Floor Size: 120 ft² (11m²) Suite 6B, Ground Floor Size: 539 ft² (50m²) Suite 14, First Floor Size: 756 ft² (71m²) The deposit will be negotiable...



Bed Room(s)



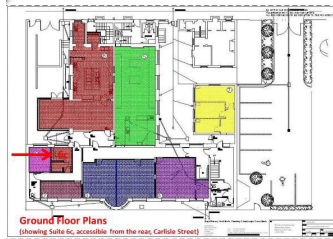
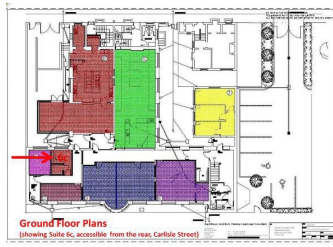
Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

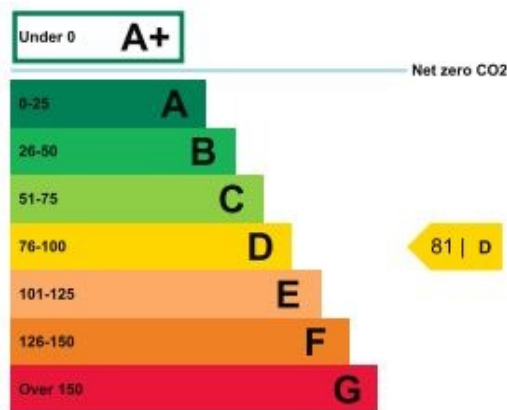


EPC GRAPH

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Energy efficiency rating for this property

This property's current energy rating is D.



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