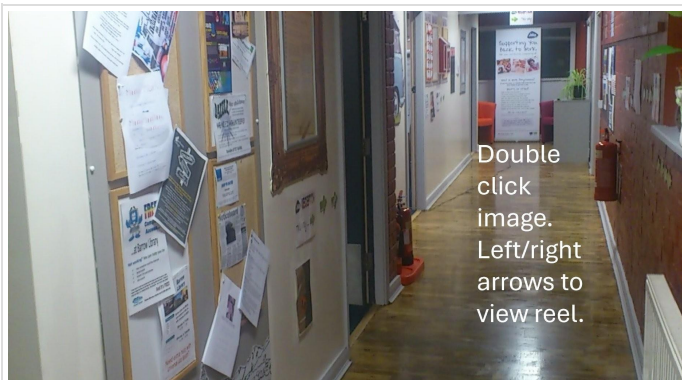




99Home Ltd.
99Home Ltd,
Sutton Business Centre,
Restmor Way,
Wallington,
SM6 7AH,
Phone :0203 5000 999
Email
:info@99home.co.uk

Office In Victoria Hall, Rawlinson Street, Barrow-In-Furness, LA14 1BX £225 Monthly



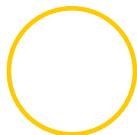


Suite 6C

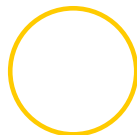


SHORT DESCRIPTION

Property Ref: 10224 We are pleased to offer high-quality serviced office suites to rent in the beautiful Victoria Hall on Rawlinson Street, Barrow-in-Furness, with suites available from £225 per month. Victoria Hall is a distinctive Grade II listed building in the town centre, renovated to an exceptionally high standard in 2006 and carefully maintained ever since. It offers on-site parking and is located just a three-minute walk from Barrow railway station. This is not a run-of-the-mill commercial building. Instead, Victoria Hall is friendly, safe, spotlessly clean, well-managed, and full of character. The building benefits from modern IT cabling, comprehensive fire protection, security and controlled entry systems, and was given an excellent clean bill of health by the local fire service in April 2025, reflecting the rigour of the safety measures and procedures in place. Heating and hot water systems have been fully upgraded during our ownership, including the installation of a 12kW solar array. Together with the building's insulation, this has resulted in a Level D EPC, which is exceptional for a Victorian, single-glazed, listed building. The building has been under the same ownership and management for 16 years. Our philosophy has remained unchanged throughout: supporting our tenants and helping them to succeed. Our building manager, Angela, has been with us since the beginning and ensures that everything runs smoothly. Many tenants stay with us for years, and we believe Victoria Hall is one of the best and friendliest office buildings in Barrow. Current occupiers include Cumbria Community Housing, KSH Law, Woke Healthcare, Chakra-La, SCW Transport, Tarti HQ, SwitchED, CASC Barrow, Custard Kebab, and Commercify. The building comprises a wide range of office suites of varying sizes, suitable for one-person businesses through to larger teams. Suites have historically been used by public, private and charitable sector organisations for office work, consulting rooms, meeting space, call-centre functions, personal and leisure services, and storage. Pricing is simple and transparent: the landlord charges a single fixed monthly amount which includes the underlying rent, building service charge and utilities. The landlord has recently fixed in gas and electricity prices and avoided any recent increases due to the war in the Middle East. There are no additional landlord charges, no VAT is payable, and no deposit is required. Tenants value this certainty, as it makes budgeting and cash-flow planning straightforward. Tenants are required to pay business rates to the Council, but none of the suites has a rateable value higher than £12,000, which means that full exemption may be claimed against business rates for qualifying tenants. Lease lengths are highly flexible, typically ranging from 3 months up to 5 years, depending on requirements. This flexibility is a key attraction of the building and has worked well for both new and established organisations. Suites currently available range from smaller, low-cost offices from £225 per month, through to significantly larger suites. We are very happy to discuss individual requirements and help identify the most suitable space. Please get in touch to discuss your needs — we would be delighted to help.. Property Type: Office Full Renting price: £225.00 Pricing Options: No Status Parking: Allocated Heating Type: Eco Friendly, Gas Central Heating, Underfloor Heating -----



Bed Room(s)



Bath Room(s)

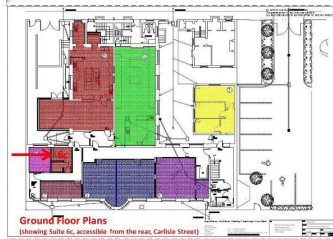
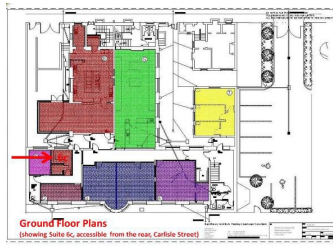


Living Room(s)

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.

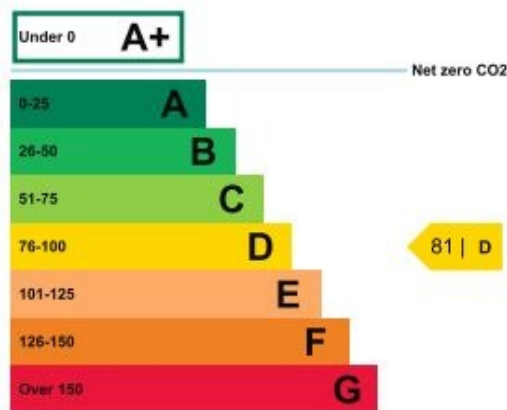


EPC GRAPH

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

Energy efficiency rating for this property

This property's current energy rating is D.



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