

**First Floor Office  
Accommodation up to  
4,000 sq ft (372 sq m)**

**To Let on New Lease**

**Ulverston Business Centre  
25 New Market Street  
Ulverston  
LA12 7LQ**



**Fully refurbished high quality  
accommodation able to incorporate  
specific tenant requirements.  
Flexible terms available.**

Ulverston is an attractive market town situated in South West Cumbria on the Furness Peninsula, 8 miles from Barrow in Furness, 26 miles from Kendal and 26 miles from access to the M6 Motorway at Junction 36. The town has a resident population of approximately 12,000, attracts significant numbers of visitors and acts as a retail, service and employment centre to the outlying villages and rural hinterland. Markets are held on Thursdays and Saturdays with early closing on Wednesdays.

**Location**

The property occupies a good central location within the town centre surrounded by a mix of other professional office users including solicitors, accountants and insurance brokers.

**Description**

The accommodation available comprises the first floor of the Ulverston Business Centre. The building has recently been refurbished and now presents an attractive and prominent frontage to New Market Street with the second floor comprising a successful business centre for small offices. The accommodation will include the following:-

- On site Manager
- Fully carpeted
- Central heating
- Perimeter trunking
- The landlord will arrange broadband connections for an ingoing tenant if required.
- Open plan or individual offices as required as per the attached plan.
- CCTV monitoring of common parts and coded access control for tenants.

**Accommodation**

Net Internal area            4,000 sq ft    372 sq m

**Lease Terms**

The accommodation is to let on a new effectively full repairing and insuring lease administered by way of a service charge at rentals from £10 per sq ft per annum exclusive of rates and VAT payable quarterly in advance.

**Rating Assessment**

To be re-assessed.

**Legal Costs**

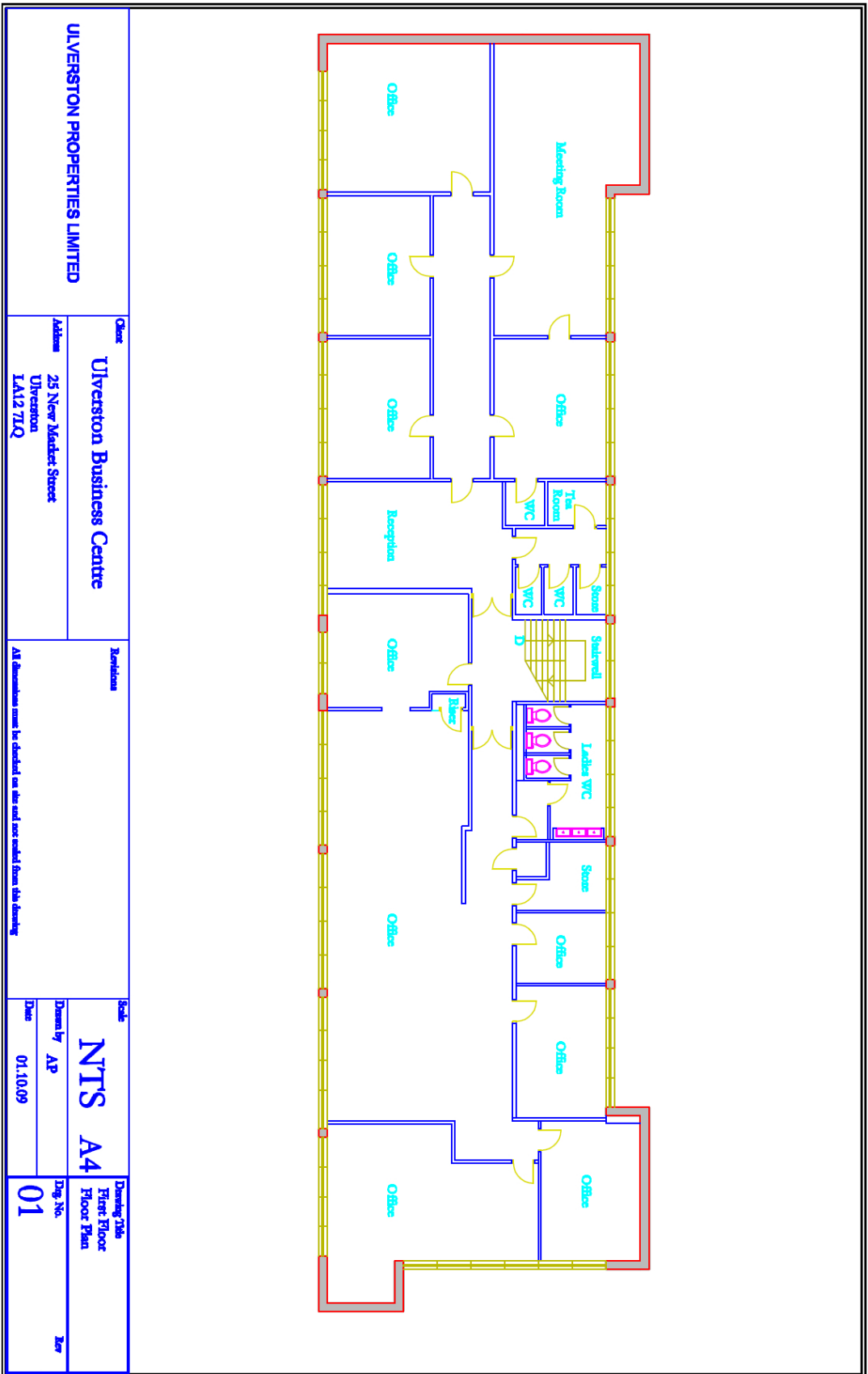
Each party to be responsible for the payment of their own legal fees.

**VAT**

The property has been registered for VAT and VAT is therefore chargeable on the rental.

**Viewing**

Peill & Company, Tel 0845 450 4444 –Pete Nicholson dealing (pete@peill.com) or Carigiet Cowen, Tel 01228 635003 – Margaret Bushnell dealing (mbushnell@carigietcowen.co.uk).



<b>ULVERSTON PROPERTIES LIMITED</b>		<b>Client</b>	<b>Ulverston Business Centre</b>	<b>Zone/Division</b>		<b>Scale</b>	<b>NTS A4</b>	<b>Drawing Title</b>	<b>1st Floor Floor Plan</b>
<b>Address</b>	25 New Market Street Ulverston LA12 7LQ	<b>Zone/Division</b>		<b>All dimensions must be checked on site and not copied from this drawing</b>		<b>Drawn by</b>	AP	<b>Dwg. No.</b>	01
						<b>Date</b>	01.10.09	<b>Rev</b>	