

Sandside Road, Ulverston



On instructions from Expro Group due to relocation to new facility

Cumbria, South Lakeland Important Industrial Employment Site for Sale Freehold

Premises occupied by Tronic, Sandside Road, Ulverston, Cumbria LA12 9EF



Total site area: approx. 1.04 hectares (2.57 acres)
Total buildings on site: 3,904 sq m (42,026 sq ft)

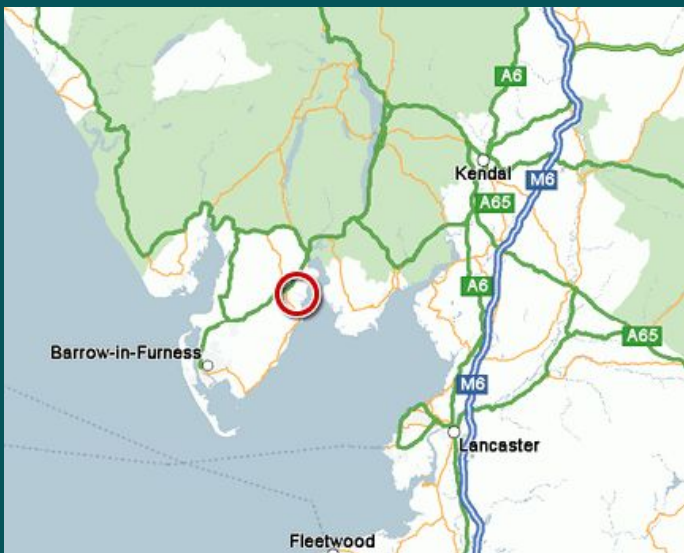
Peill & Co
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Rare opportunity for owner/
occupier or investor



INTRODUCTION

Ulverston is a market town situated in south Cumbria with a resident population of approximately 15,000, but which draws on a much wider catchment incorporating surrounding towns and villages. Ulverston is situated on the fringe of the Lake District National Park, approximately 8 miles from Barrow in Furness, 25 miles from access to the M6 motorway at junction 36 and lies on the Cumbria coast railway line linking Ulverston with Lancaster and the West Coast Mainline. There are direct trains to Manchester Airport and City Centre. Significant local employers include BAE Systems, Glaxo SmithKline, Expro Group (who are relocating to a new purpose-built facility elsewhere in Ulverston) and Kimberly Clark.



within a mile of Ulverston town centre. Ulverston is an attractive market town with a vibrant town centre with independent traders, together with national multiples and all services associated with a traditional market town including primary and secondary schools, health services and the advantage of being situated on the Furness Peninsula and fringe of the Lake District National Park with a wealth of outdoor activities available in the vicinity.

LOCATION

The site is situated in the main industrial area of Ulverston, close to premises occupied by Glaxo SmithKline, with other occupiers in the immediate vicinity including South Lakeland District Council, Travis Perkins, Kirbys, Acrastyle and Bender Electrical Products. The site is situated close to the junction of Sandside Road with North Lonsdale Road which, in turn, is

The buildings offer the following accommodation:-

Unit 1 Bigland	Ground floor GIA	483 sq m	(5,201 sq ft)
	First floor GIA	94 sq m	(1,012 sq ft)
	Total GIA	577 sq m	(6,213 sq ft)
Unit 2 Urswick	Ground floor GIA	450 sq m	(4,843 sq ft)
	First floor GIA	450 sq m	(4,843 sq ft)
	Total GIA	900 sq m	(9,688 sq ft)
Unit 3 Grizedale	Ground floor GIA	1,620 sq m	(17,438 sq ft)
	First floor GIA	807 sq m	(8,687 sq ft)
	Total GIA	2,427 sq m	(26,125 sq ft)
TOTAL ALL BUILDINGS		3,904 sq m	(42,026 sq ft)

Sandside Road



profile steel sheet cladding. Internally, this building comprises predominantly offices and IT department, being air-conditioned, together with a research and development workshop to the rear and a small mezzanine. Unit comprises ground floor offices of 219 sq m plus workshop of 189 sq m and first floor/mezzanine storage of 94 sq m).

Unit 2 'Urswick'

This building is currently linked to Unit 1 by way of a covered walkway and comprises good quality office accommodation over 2 floors. The building is of steel portal frame construction with double skinned brick and blockwork front elevation with coated insulated profile steel sheet cladding to the rear section. Internally, the building comprises the main reception area for the site, together with a range of cellular and open plan office and storage accommodation arranged over ground and first floors. The office accommodation benefits from partial air-conditioning. The offices on the ground floor have a net internal area of 390 sq m and 401 sq m on the first floor.

Unit 3 'Grizedale'

This is the most recent building on the site and is of modern steel portal frame construction with approximately 50% cover at first floor level comprising a range of workshops, offices and testing facilities.

DESCRIPTION

The availability of the site offers a rare opportunity for an owner occupier, developer or investor to acquire a substantial site in south Cumbria, with excellent access to the A590, Barrow-in-Furness and the south Lakes. There is currently a lack of allocated employment land within South Lakeland District, and the site offers the opportunity for additional development, splitting, or being occupied by one end user.

The site comprises a regularly shaped site with 3 buildings which have expanded with the growth of Tronic during the course of the last 20 years. The buildings are currently occupied by one business, but comprise 3 distinct buildings therefore being capable of being occupied individually. In addition, a large area of land at the western part of the site, currently used for car parking, would be suitable expansion space and potential construction of a further unit, subject to any planning permissions being obtained.

Each component part of the property offers the following accommodation:-

Unit 1 'Bigland'

This was the original building on the site and is of typical modern single storey steel portal frame construction with part double skinned brick and blockwork walls and part coated





RATEABLE VALUE

The site is currently assessed as one hereditament and we are advised that the rateable value is £123,000.

SERVICES

All mains services are connected to the site, including an upgraded electrical supply. Further details of services will be made available to prospective purchasers. An Energy Performance Certificate (EPC) is available in respect of the premises on request from the agents.

TENURE

We are advised that the site is held freehold and the property is to be offered with vacant possession on completion.

TIMESCALE

Tronic are relocating from the subject site to a new purpose-built facility at Low Mill Business Park in Ulverston and it is anticipated that full vacant possession of the site will be granted during September 2009, with a phased relocation from the site with effect from early 2009 onwards. Further details are available from the sales agents.

TERMS

Offers are invited for our client's freehold interest in the site.

VAT

All prices, rentals and outgoings are quoted exclusive of, but may be liable to, VAT.

VIEWING

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