

To Let on new Lease

Modern Office Suite

6 Daltongate
Ulverston
Cumbria
LA12 7AJ



Ulverston is an attractive market town situated in south-west Cumbria with a resident population of approximately 15,000 but drawing on a wider catchment incorporating surrounding towns and villages. Significant local employers include Glaxo SmithKline, Oxley Developments, BAE Systems and Kimberly Clark. Ulverston is approximately 8 miles from Barrow in Furness, 26 miles from the M6 motorway and lies on the A590 trunk road within approximately 30 minutes drive time of junction 36 of the M6 motorway.

Location

The office suite is available within the Daltongate development, which is a business park style development on the edge of Ulverston, immediately adjacent to County Road (part of the A590) but within walking distance of the town centre. The property is in an attractive mature landscaped environment and includes 3 car parking places.

Description

The property comprises modern office accommodation with its own dedicated front door and good parking facilities.

Accommodation

The property offers the following accommodation:-

Ground floor	45.7sq m	(492 sq ft)
First floor	52.3 sq m	(563 sq ft)
Total	98.0 sq m	(1,055 sq ft)

Terms

The property is available by way of a new 3-year tenancy agreement, subject to a maintenance rent meaning that the rent includes repairs to the property.

Rent

A commencing rental of £10,660 per annum (£205 per week).

Rating Assessment

Rateable value £8,300
 UBR – 43.3p

Applicants are advised to make their own enquiries of the Local Rating Authority, South Lakeland District Council, tel 01539 733333.

Energy Performance Certificate

To be provided.

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 will, therefore, be charged on the rental, service charge and other outgoings.

Viewing

Strictly by appointment through Peill & Company, tel 0845 450 4444 (Simon Adams dealing)
 simon@peill.com or kendal@peill.com for viewings.

