

## Large Town Centre Offices To Let

Floors 1 to 5 Inclusive  
Furness House  
Duke Street/Dalton Road  
Barrow in Furness  
LA14 1HN



Centrally located offices over 5 floors each approx. 3,500 sq ft - will divide.

Barrow in Furness is situated in south west Cumbria on the Furness Peninsula, 34 miles from Kendal and approximately the same distance from access to the M6 motorway at junction 36. The town is a sub regional centre with a very well defined catchment population in excess of 100,000 incorporating neighbouring towns such as Dalton, Ulverston, Millom and Askam.

### Location

The offices comprise the old part of Furness House being located on the 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> floors above newly refurbished ground floor shops. The main retailing area is along Dalton Road, one side of the building, whilst on the other side is the traditional office area along Duke Street.

### Description

The offices have recently become vacant due to the departure of a long standing tenant and are now available either as a whole or in parts there being approximately 3,500 sq ft on each floor. Extensive car parking is available nearby with the main access to the offices being from Duke Street close to Shneider Square roundabout.

### Accommodation

First Floor	789 sq ft	
Second Floor	3,558 sq ft	
Third Floor	3,520 sq ft	
Fourth Floor	3,520 sq ft	
Fifth Floor	3,250 sq ft	
<b>Total</b>	<b>14,907 sq ft</b>	<b>1384.9 sq m</b>

### Incentives

Generous incentives are available to tenants by way of substantial rent free period.

### Services

All main services are available in the vicinity.

### Terms

£5 per sq ft available on leases in multiples of 3 years.

### Rateable Value

Applicants are advised to make their own enquiries of the Local Rating Authority, Barrow Borough Council.

### EPC

To be provided.

### Legal Costs

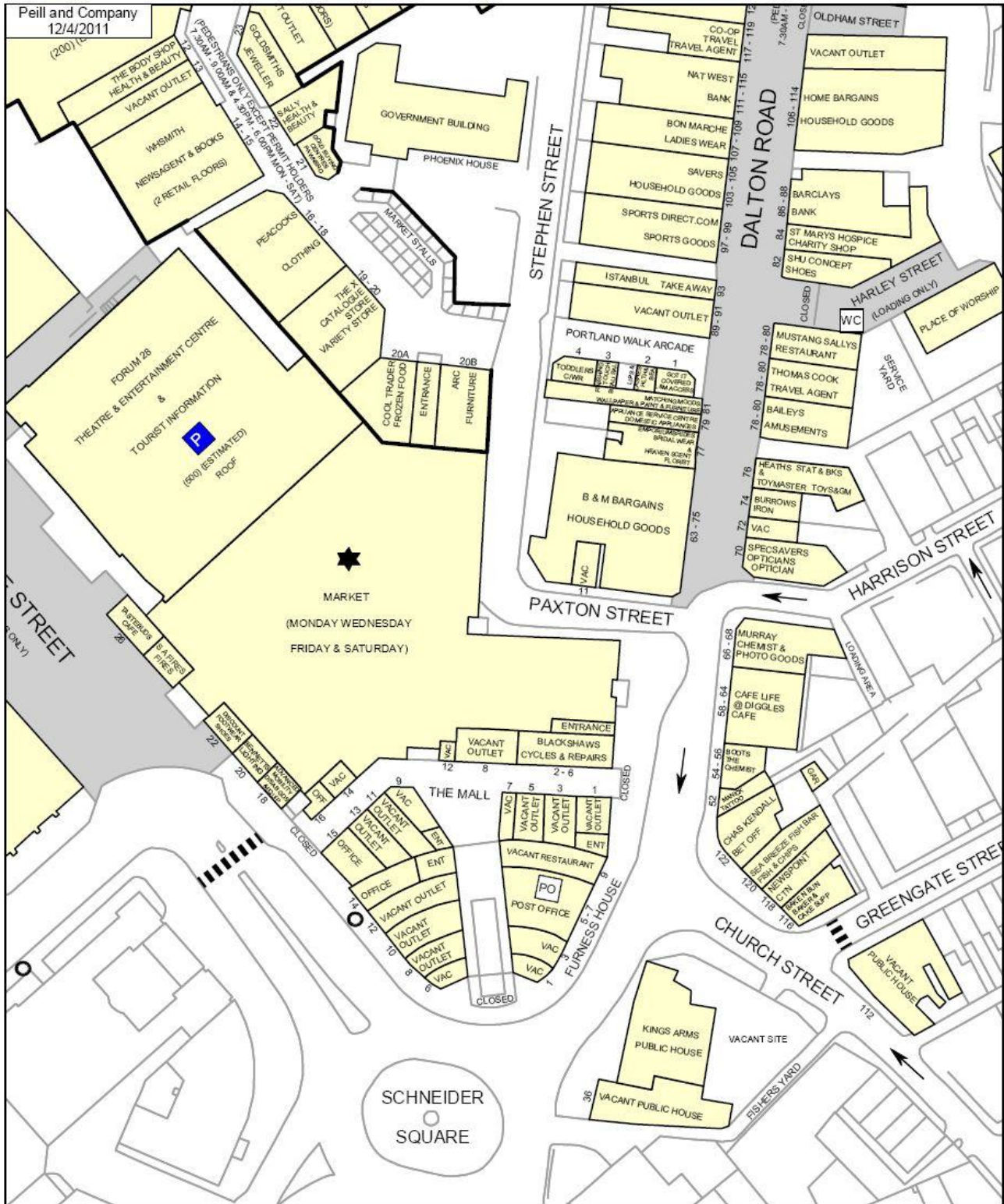
Each party to be responsible for the payment of their own legal fees.

### VAT

All rentals and outgoings where quoted are exclusive of but will be liable to VAT.

### Viewing

Peill & Company – Andrew Peill dealing. Contact 0845 450 4444 or (kendal@peill.com) for viewings.



50 metres