

To Let

**Former McBrides East Factory
Park Road
Barrow in Furness
LA14 4QS**



**50,000 sq ft Substantial Warehouse
Building on Large Plot in Convenient
Location - Will Divide.**

Location

The property occupies an extremely convenient location fronting Park Road within approximately 2 miles of the Barrow end of the Dalton bypass and a similar distance from Barrow town centre. The Dalton bypass forms part of the main A590 which leads to Junction 36 of the M6 Motorway approximately 30 miles to the east. The newly completed High Newton bypass has reduced the travel time for commercial buildings to the M6 Motorway to approximately 45 minutes from the property.

Description

The property comprises a purpose built and substantial warehouse building which is of steel frame portal construction having an eaves height of approximately 20'. There is a single storey office building to the front and the accommodation

incorporates ample ladies and gents toilet facilities, locker rooms, staff rooms etc.

Accommodation

Main offices	2,000 sq ft
Front warehouse section	3,500 sq ft
Main central warehouse section	41,600 sq ft
Rear warehouse section	3,200 sq ft

Total office space	2,000 sq ft
Total warehouse space	<u>48,300 sq ft</u>
Grand total	50,300 sq ft

Outside

Large car parking area to front and service yard to rear. One way system around the site currently in operation.

Services

The premises are connected to mains drainage and are supplied with mains water, gas and electricity, 3 phase electricity being laid on to the site.

Terms

Rent: £2 per sq ft - £100,000 p.a.
3 year lease or longer by negotiation subject to 3 yearly rent reviews.

Tenure

The unit is available on the basis of a new flexible full repairing and insuring lease.

Rateable Value

Rateable Value £73,000 UBR 48.5p

Legal Costs

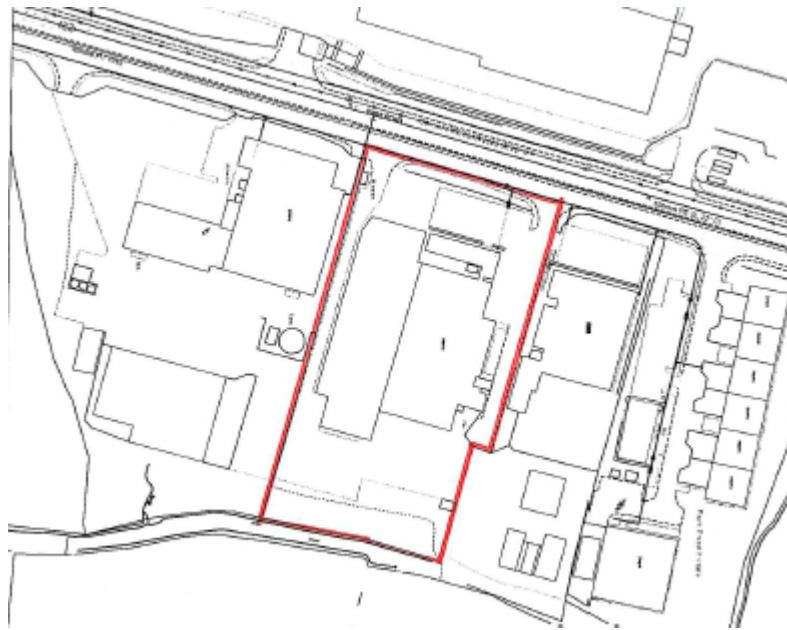
The incoming tenant to be responsible for the landlords reasonable legal fees incurred in the preparation of the lease.

VAT

All outgoing may be subject to VAT.

Viewing

Peill & Company, Tel 0845 450 4444 –Andrew Peill dealing (andrew@peill.com)



Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **105** This is how energy efficient the building is.

Technical information

Main heating fuel: Natural Gas
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 5815
 Building complexity (NOS level): 4

Benchmarks

Buildings similar to this one could have ratings as follows:

27 If newly built

58 If typical of the existing stock