

## First Class Offices To Let On New Lease

On site car parking included – business park location; from 62 sq m (665 sq ft) to 619 sq m (6,663 sq ft)

**Furness Gate  
Furness Business Park  
Barrow in Furness  
LA14 2PE**



Barrow in Furness is a sub-regional centre situated in south-west Cumbria with a resident population of approximately 75,000 but drawing on a much wider catchment incorporating surrounding towns and villages. Barrow lies approximately 8 miles from Ulverston, 34 miles from access to the M6 motorway at junction 36 and 23 miles from Windermere. Significant local employers include BAE Systems, Oxley Developments, Kimberly Clark and the offshore energy sector.

### Location

The offices are situated within Furness Gate, a modern office development on Furness Business Park, offering an excellent, prominent position to potential occupiers. The premises are at the junction of Phoenix Way with Walney Road, which comprises part of the A590 trunk road leading into the town centre. The property is opposite a retail park with Asda, Matalan, Stollers Furniture World and Argos, and is situated on public transport routes to the town centre and is a relatively short distance

from the railway station. Other occupiers on Furness Business Park include Oxley Developments, Furness College, Ford, Peugeot, Vauxhall, Co-operative Travel Group and a Liberata call centre.

### Description

The premises comprise modern, open plan offices with the benefit of lift access and on site car parking. The accommodation is of good, modern office standard with suspended ceilings, perimeter trunking and Cat 2 lighting and is situated on both the ground and second floors of Furness Gate (with lift access). The ground floor suites can be combined if required.

### Accommodation

The property offers the following accommodation:-

#### Ground floor

Suite 1	64 sq m	(694 sq ft)
Suite 2	62 sq m	(665 sq ft)
Suite 4	62 sq m	(668 sq ft)

#### Second floor

Suite 8 – <b>Under offer</b>	431 sq m	(4,635 sq ft)
<b>Total area</b>	<b>619 sq m</b>	<b>(6,663 sq ft)</b>

### Terms

The ground floor office suites are available on the basis of 3-year tenancy agreements. The second floor suite is available on the basis of a new 3-year full repairing and insuring lease (administered by way of a service charge). In respect of Suites 1, 2 and 4 there will be a £500 rent deposit and a £100 administration fee for preparation of the tenancy agreement.

### Rent

#### Ground floor

Suite 1	£120 per week
Suite 2	£117 per week
Suite 4	£117 per week

#### Second floor

Suite 8 – <b>Under offer</b>	£33,000 per annum
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The above figures are exclusive of VAT and service charge (details on request).

### Rating Assessment

Rateable value	Suite 1 –	£4,550
	Suite 2 –	£4,350
	Suite 4 –	£4,350
	Suite 8 –	£30,750 – <b>Under offer</b>

UBR – 43.3p

N.B Small business rate relief would reduce the rates payable to nil.

**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](mailto:simon@peill.com)