

## To Let on New Lease

**Lightburn Trading Estate**  
**Lightburn Road**  
**Ulverston**  
**LA12 7NE**



**Good quality modern industrial building with secure compound and large hard standing parking area.**

Ulverston is a prosperous and bustling market town on the southern edge of the Lake District, being 8 miles from Barrow in Furness. The town has a resident population of approximately 12,000.

### Location

The property is situated in the well known and established area of Lightburn Trading Estate and is particularly convenient for access to the A590 Barrow to Ulverston road. It is within a 5 minute walk of the town centre. Access to the M6 Motorway network is at Junction 36, approximately 20 miles (30 minutes drive time) to the east.

### Description

A modern steel portal framed industrial unit having elevations clad with uPVC coated profile steel sheeting. Internal improvements have been made to the building to include a high quality mezzanine office area which, due to the eaves height throughout of approximately 15' 0" could be

extended across the building to provide additional office accommodation.

At the eastern side of the building is a loading bay whilst at the north western end of the building is an additional office area with ladies and gents toilet facilities.

### Accommodation

#### Ground Floor

Total warehouse accommodation	6,860 sq ft
Mezzanine offices	1,400 sq ft
Loading bay	474 sq ft
Office block/toilets	1,120 sq ft
<b>Total accommodation</b>	<b>9,854 sq ft</b>

Total site area – incorporating large areas of car parking and secure compound approximately  $\frac{3}{4}$  acre.

### Rateable Value

Rateable Value £39,500                      UBR 41.4p

### Services

All mains services are connected. Gas fired space heating is provided to the warehouse accommodation with a domestic type gas fired central heating to the offices.

### Terms

Rent: £32,500 pa.x.

### Lease

A modern commercial lease is available in multiples of 3 years.

### EPC

The property has an Energy Performance Asset Rating of "C". Further details available on request

### Legal Costs

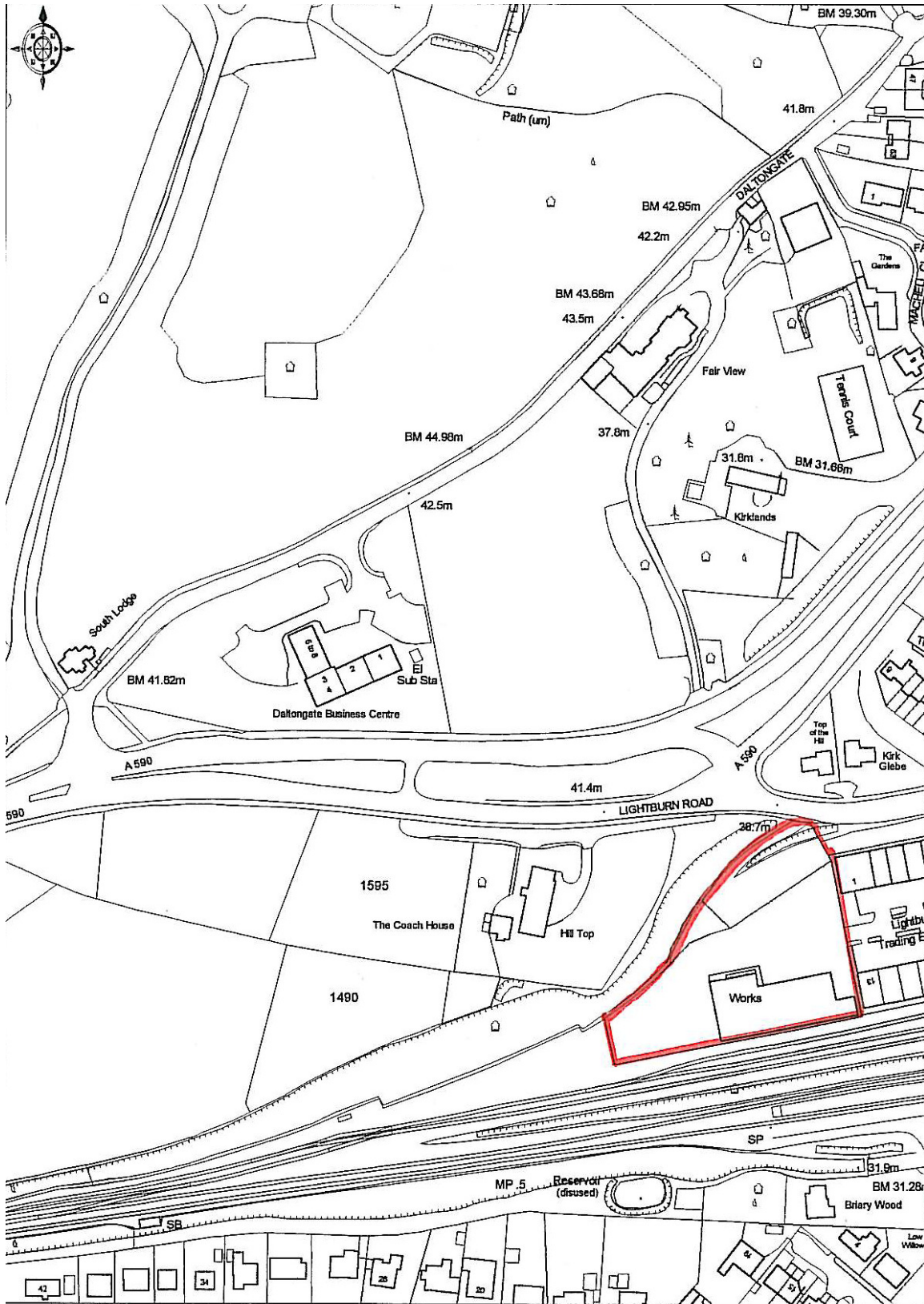
The incoming tenant to be responsible for the lessor's reasonable legal fees up to a maximum of £500 plus VAT.

### VAT

The rent is subject to VAT at the normal rate.

### Viewing

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



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