

To Let on New Lease
On Instruction from James Fisher PLC

Long Lane
Dalton in Furness
LA13 0PF



Light Industrial/Office Premises

Dalton in Furness is situated in south Cumbria on the Furness Peninsula approximately 4 miles from Barrow, 8 miles from Ulverston and 30 miles from access to the M6 Motorway at Junction 36. The town has access to the west coast mainline at Lancaster via the Barrow branch line. Manchester and Liverpool airports are both within approximately 2 hours drive.

Location

The property is situated in Long Lane which is accessed from Abbey Road or Newton Road via Cemetery Hill from Dalton town centre. There is therefore quick access to Ulverston, Barrow and the A590.

Description

The property comprises a detached single storey modern industrial unit of steel portal frame construction with brick/block elevations with plastic coated profile metal cladding to upper elevations and roof. The unit has been sub divided internally to provide separate offices at ground and mezzanine levels with workshop accommodation to the rear.

Externally there are generous parking areas and good access to side and rear.

Accommodation

The property has the following approximate areas:-

Ground Floor

Gross internal area 4,763 sq ft 442 sq m

First Floor

Office and ancillary 1,824 sq ft 169 sq m

The above is sub-divided to provide the following:-

Ground Floor

Garage 547 sq ft 50.8 sq m

Plus wc and shower 100 sq ft 9.2 sq m

Workshop No 1 651 sq ft 60.5 sq m

Workshop No 2 1,388 sq ft 129 sq m

Office and ancillary 2,077 sq ft 193 sq m

First Floor

Office and ancillary 1,824 sq ft 169 sq m

The office accommodation is sub-divided – more details on room sizes can be provided if required.

Lease

The property is to let on new internal repairing and insuring lease for a term of years to be negotiated subject to 3 yearly upward only rent reviews at a commencing rental of £25,000 p.a. exclusive of rates and VAT payable quarterly in advance.

Rateable Value

Rateable Value £17,250 UBR 41.4p

EPC

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

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 is therefore chargeable on the rental.

Viewing

Peill & Company, Tel 0845 450 4444 –Pete Nicholson dealing (pete@peill.com)