

## Large Industrial Site

## For Sale/To Let

Premises formerly occupied  
by GCW Waite  
North Lonsdale Road  
Ulverston  
LA12 9DN



Large site with development  
opportunity - will split.

### Location

The property is located in the main industrial area of Ulverston, fronting North Lonsdale Road approximately 1 mile from the town centre. In the immediate vicinity are substantial occupants including the large complex owned by Glaxo Smith Cline and also the builders merchants, Travis Perkins.

### Description

The premises comprise a substantial industrial complex extending to a total of 3.7 acres on which there are both existing engineering works having good circulation space and ample car parking in addition to which there is an adjacent large site with a number of redundant buildings.

### Accommodation

#### Northern Site

Gate House	660 sq ft
Plating Building	6,780 sq ft
Steel Store	1,945 sq ft
Main Engineering Works	13,744 sq ft
<b>Total Accommodation</b>	<b>23,129 sq ft</b>
<b>Site area</b>	<b>1.5 acres</b>

#### Southern Site

Partly Redundant Buildings	5,315 sq ft
<b>Site Area</b>	<b>2.2 acres</b>

**Total Site Area** **3.7 acres**

### Rateable Value

Rateable Value £36,250 UBR 41.4p

### Services

All main services are available to the site.

### Terms

#### Northern Site

Rental	-	£40,000 p.a.x.
Sale Price	-	£375,000

#### Southern Site

Sale Price	-	£225,000
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### EPC

This has been commissioned and will be made available to potential tenants.

### Legal Costs

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

### VAT

The property has not been registered for VAT.

### Viewing

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

**Ulverston –  
Premises formerly occupied by GCW Waite**

