

To Let

**Emlyn Hughes House
Abbey Road
Barrow in Furness
LA14 5QY**



Brand New Offices

Location:

The property is adjacent to Barrow Railway Station and is prominently situated at the junction of Holker Street and Abbey Road, one of the two main approaches to the town.

Description:

Emlyn Hughes House is a landmark building which provides Grade A offices. The basic specification includes painted plaster walls, suspended ceiling, Cat II lighting, lift to all floors, perimeter trunking and cabling available to tenant's requirements, availability of broadband, on-site car parking.

Accommodation:

Lower Ground Floor	5 No. Car spaces
Ground Floor	3,100 sq ft
First Floor	LET
Second Floor	3,500 sq ft
Third Floor/Mezzanine	1,100 sq ft
TOTAL	10,800 SQ FT

With the exception of the 2nd & 3rd floors which must be let to one tenant, the property may be let either on a floor by floor basis or alternatively let as a whole to a single tenant.

Environment:

Barrow in Furness is located on the South Western edge of Cumbria, a short distance from the Lake District National Park in an area where there is a wide range of good quality housing in both urban and rural locations.

Services:

All mains services are connected.

Service Charge:

A service charge will be levied to cover the common services such as heating, lighting, cleaning and maintenance of the common parts together with building insurance. This will be charged back to the tenants on a floor area basis.

Assistance:

Barrow in Furness is an assisted area having "intermediate area status". The local Enterprise Company - Furness Enterprise - will provide advice for those companies wishing to apply for grant assistance and further information is available from Furness Enterprise on 01229820611www.furnessenterprise.co.uk

Terms:

Headline rent - £10 per sq ft per annum, exclusive of rates, inclusive of car parking spaces.

Rating:

The property has not yet been assessed for rates.

Legal Costs:

The prospective tenant to pay the landlord's legal costs incurred in the transaction.

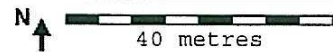
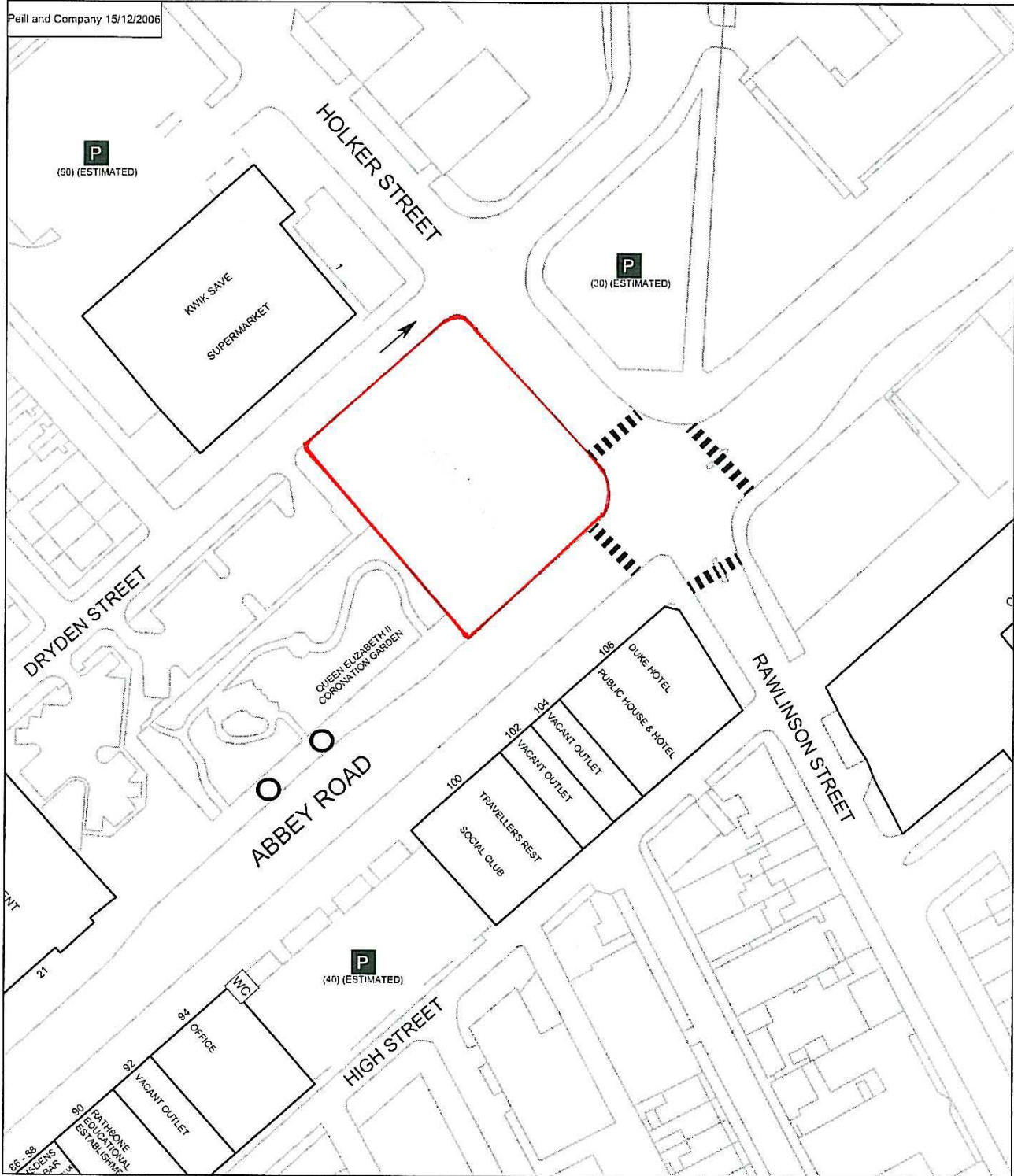
VAT:

The building is registered for Vat and Vat will therefore be chargeable on all outgoing.

Viewings:

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Peil and Company 15/12/2006



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