

To Let

Unit 8b Peter Green Way Furness Business Park Barrow in Furness Cumbria LA14 2PE



Modern industrial unit to let on a new lease.

Location:

Barrow in Furness is a sub-regional centre in south-west Cumbria with a resident population of approximately 75,000 but which draws on a much wider catchment with a 30-minute drive time population in excess of 120,000. Significant local employers on and around the Furness Peninsula include BAE Systems, Barrow Borough Council, Kimberley Clark, Oxley Developments and Glaxo SmithKline. Barrow in Furness lies on the west Cumbrian coast approximately 33 miles from access to the M6 motorway at junction 36, 8 miles from Ulverston and 23 miles from Windermere.

The subject property is situated on Furness Business Park, just off Walney Road (part of the main A590) on the outskirts of Barrow. Other occupiers in the immediate vicinity include Vauxhall, Peugeot, PC World, Oxley

Developments, Centric Office Solutions and Furness College.

Description:

The property comprises a modern single-storey workshop/warehouse building of steel portal frame construction with office accommodation block to the front of the workshop. Access is by way of an up and over roller shutter door and there is ample loading/unloading and car parking to the front of the property.

Accommodation:

Gross Internal Area - 2,002 sq ft (186.0 sq m)

Terms:

A commencing rental of £9,209 per annum, exclusive of rates and VAT, payable quarterly in advance.

Tenure:

The property is available to let on the basis of a new 3-year full repairing and insuring lease (or multiple of 3 years, subject to 3-yearly rent reviews). A service charge is levied to cover maintenance of common parts of the estate.

Rating:

Rateable value - £7,300

UBR - 44.4p

Amount payable - £3,241.20

Legal Costs:

Each party to be responsible for their own legal fees incurred in the preparation of the new lease.

VAT:

The property is registered for VAT and VAT is therefore chargeable on the rental and other payments under the terms of the lease.

Viewings:

Peill & Company, tel 0845 450 4444 (Simon Adams dealing) simon@peill.com