

## To Let on New Lease

**Ulverston Business Centre**  
**25 New Market Street**  
**Ulverston**  
**LA12 7LQ**



### Fully Refurbished Offices – Self Contained Rooms/Suites Available on Flexible Inclusive Terms

Ulverston is an attractive market town situated in South West Cumbria on the Furness Peninsula, 8 miles from Barrow in Furness, 26 miles from Kendal and 26 miles from access to the M6 Motorway at Junction 36. The town has a resident population of approximately 12,000, attracts significant numbers of visitors and acts as a retail, service and employment centre to the outlying villages and rural hinterland. Markets are held on Thursdays and Saturdays with early closing on Wednesdays.

#### Location

The property occupies a good central location within the town centre surrounded by a mix of other professional office users including solicitors, accountants and insurance brokers.

#### Description

- Recently refurbished multi-storey office building
- Offices available in suites or individual rooms
- Accommodation available on a furnished or unfurnished basis dependent upon the requirements of interested parties.
- Meeting room for tenants use (bookable in advance)
- Facilities include, communal kitchen, refurbished toilets and high quality reception area.
- Secure individual offices with entry phones to admit visitors.
- Coded access control for tenants and CCTV monitoring of common parts.
- Schedule of the available accommodation is attached.

#### Lease Terms

The accommodation is available on an inclusive basis with the rental including:

- Heating
- Power
- Lighting
- Communal Services
- The accommodation is available for an initial 12 month term, although longer leases with break options can be made available.

#### Legal Costs

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

#### VAT

The property is registered for VAT and VAT will therefore be charged on the inclusive rental payments.

#### Viewing

Peill & Company, Tel 0845 450 4444 –Pete Nicholson dealing (pete@peill.com) or Carigiet Cowen, Tel 01228 635003 – Margaret Bushnell dealing (mbushnell@carigietcowen.co.uk).

## SECOND FLOOR ROOM RATES – EFFECTIVE JUNE 2009

Room No	Area sq ft	Fixed Charge £ p.a.	Weekly Equivalent £	Rateable Value £	Rates Payable £	Total Annual Costs £	Weekly Cost Inc Rates £	Paid Monthly £
<b>South Wing</b>								
200	195	2,750	52.88	840	404	3,154	61	263
205	245	3,200	61.54	1,100	529	3,729	72	311
206	255	3,300	63.46	1,100	529	3,829	74	319
208	125	1,800	342.62	560	269	2,069	40	172
<b>North Wing</b>								
210	230	3,000	57.69	1,000	481	3,481	67	290
211	190	2,500	48.08	670	322	2,822	54	235
212	170	2,500	48.08	720	346	2,846	55	237
213	165	2,500	48.08	730	351	2,851	55	238
214	290	3,800	73.08	1,275	613	4,413	85	368
215/216	500	7,000	134.62	1,800 *	866	7,866	151	655
217	360	4,800	92.31	1,100 *	529	5,329	102	444

### Notes

1. Rates payable calculated using the small business rate multiplier of 48.1p per £1 of rateable value for the year 2009/2010 tax year.
2. Prospective tenants should regard the rates payable figures above as a guide and should verify for themselves by contacting the finance department at South Lakeland District Council on 01539 733333.
3. Rateable values shown for rooms 205, 215/216, and 217 are provisional figures awaiting confirmation from the District Valuer due to the rooms having been re-configured.
4. Figures quoted are based on the individual room rate being inclusive of rent, services (heat, light and power), insurance and common parts cleaning and maintenance. The electricity usage element is fixed for the first year, thereafter it will be based on actual consumption calculated using the sub meters now installed in each office with the rental value being adjusted accordingly.