

To Let on New Lease

Units 1 North Lonsdale Industrial Estate Ulverston LA12 9DL



Warehouse/workshop with offices to let on new lease

Location

Ulverston is an attractive market town situated in south-west Cumbria with a resident population of approximately 15,000 but which draws on a much wider catchment incorporating surrounding towns and villages. Significant local employers include Glaxo Smith Kline, Expro Group, SLDC and the tourism and agriculture sectors. Ulverston lies approximately 8 miles from Barrow in Furness, 26 miles from access to the M6 motorway at junction 36 and 26 miles from Kendal.

The unit is situated on North Lonsdale Industrial Estate, which is the main industrial/warehouse location for the town. The estate is a short distance from access to the A590 and occupiers in the immediate vicinity include Glaxo Smith Kline, SLDC, Travis Perkins and Kirbys.

Description

The property comprises a substantial warehouse/workshop property with 2-storey office and ancillary staff accommodation to the front and to the rear of the property. Access to the main warehouse is by way of a concertina folding door. The building is of typical modern single-storey steel portal frame construction beneath a mono-pitched profile steel sheet covered roof. The property benefits from dedicated car parking and loading/unloading area immediately outside the front of the premises. The property offers the following accommodation:-

Accommodation

GF Offices – total area	176.0 sq m	(1,894 sq ft)
FF Offices 7 stores – total	200.7 sq m	(2,160 sq ft)
Warehouse	278.8 sq m	(3,001 sq ft)
Total area	655.5 sq m	(7,055sq ft)

Terms

A commencing rental of £18,000 per annum, exclusive of rates, VAT and service charge.

Tenure

The property is available to let on the basis of a new 3-year lease on a full repairing and insuring basis.

Service Charge

A service charge is levied to cover maintenance of common parts – current service charge estimate is approximately £750 per annum.

Rateable Value

The property is assessed for rates as follows:-

Rateable value	-	£22,750
UBR	-	48.5p

Legal Costs

Each party to be responsible for their own legal fees.

VAT

All prices, rentals and outgoings where quoted, are exclusive of but may be liable to VAT.

Viewing

Strictly by appointment through the agents, Peill & Company, tel 0845 450 4444 (Simon Adams dealing) simon@peill.com.