

## To Let

### Unit 3 Phoenix Court Phoenix Road Barrow in Furness LA14 2UA



Good quality modern industrial warehouse unit with large number of car parking spaces.

#### Location

The property is situated on probably the best industrial/warehouse location in Barrow in Furness, on Furness Business Park immediately opposite the large prestigious office premises of Liberata and very close to the relatively new Travelodge. Phoenix Road leads on to Walney Road, the main A590 which connects Barrow to the South Lakeland area and the M6 Motorway network. Junction 36 of the M6 is approximately 35 miles to the east.

#### Description

The unit is approximately 8 years old and is in very good order being of steel portal frame construction having a brick and blockwork base with elevations and a pitched roof clad with PVC coated profile steel sheeting. Internally the kitchen area and

offices have been partitioned off but these could easily be demounted if prospective tenants require open plan accommodation.

#### Services

All main services are available to the unit.

#### Accommodation

Total warehouse area - 4,500 sq ft  
Outside – extensive parking area and circulation space.

#### Terms

Rental: £3.75 per sq ft - £16,500 p.a. exclusive of rates. **GENEROUS INCENTIVES AVAILABLE FOR INCOMING TENANTS.**

#### Lease

The unit is available for a term of 3 years or multiples of 3 years on full repairing and insuring basis.

#### Rateable Value

Rateable Value - £19,750  
UBR - 41.4p (2010/2011)  
43.3p (2011/2012)

#### 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)

#### Energy Performance Asset Rating

Most energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

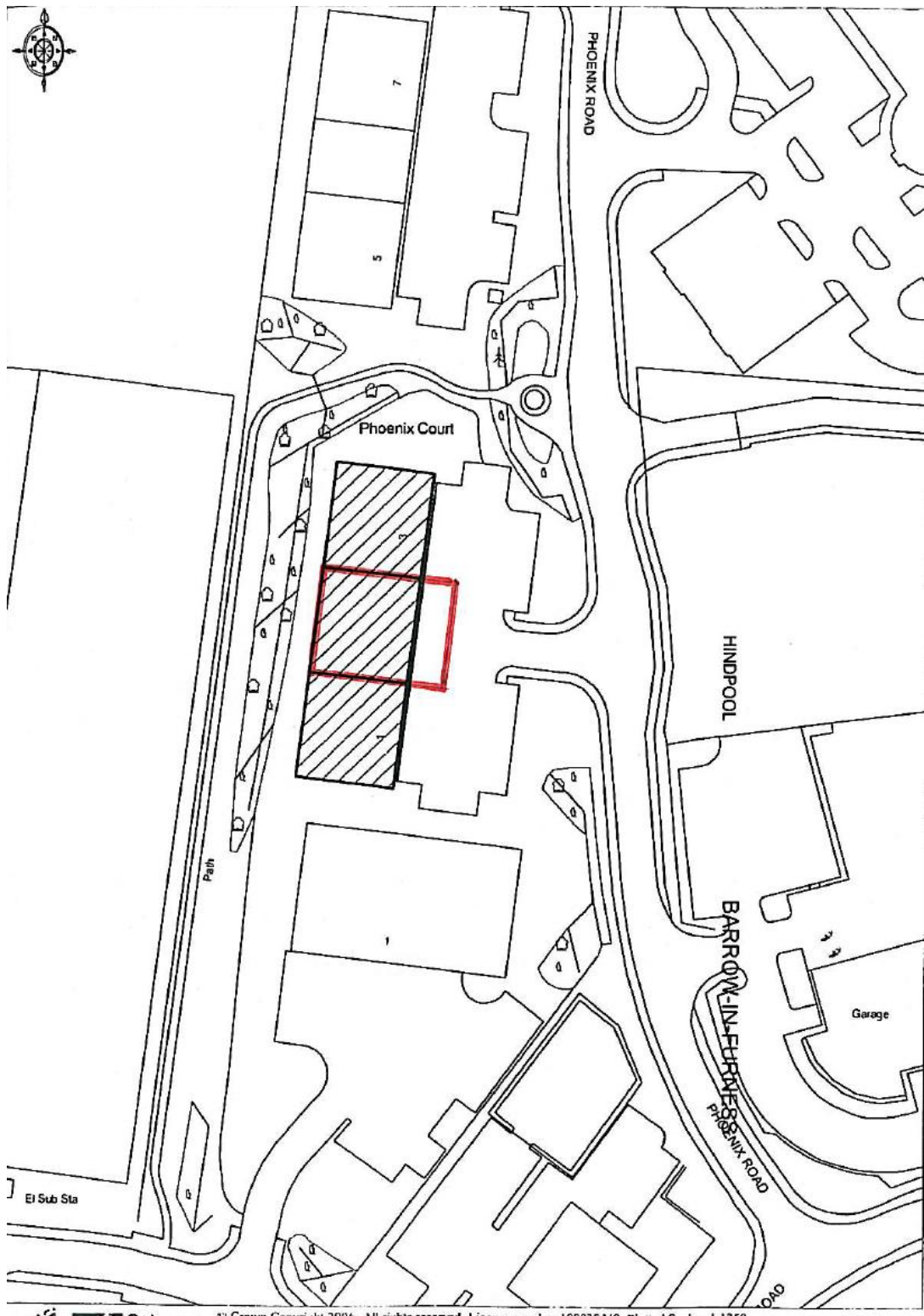
E 101-125

F 126-150

G Over 150

Less energy efficient

30 This is how energy efficient the building is.



Ordnance Survey

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