

## To Let on new Lease Warehouse/Workshop Unit

### Unit 5 County Park Trading Estate Park Road Barrow in Furness Cumbria LA14 4BQ



Barrow in Furness is situated in south-west Cumbria with a resident population of approximately 75,000 but with a 30-minute drive time population in excess of 150,000.

#### Location

The unit available to let is situated on the County Park Trading estate opposite Plumb Center and close to Jacksons Timber with other occupiers including Christie's Garage, County Park Doors and SBS Cumbria being on the estate. The property therefore offers excellent access to the town centre and business parks and is situated just off Park Road, which comprises part of the A590 trunk road leading out of the town.

#### Description

The unit comprises an end-terraced warehouse/workshop unit which, internally, has a higher than average office content which could be removed if required. The property benefits from access by way of a concertina door to a height of 3.3 metres and width of 3 metres, and internally an

eaves height of 3.8 metres. The property benefits from a solid concrete floor, fluorescent strip lighting and electric panel heaters in the offices. The warehouse has a gas-fired warm air blower.

#### Accommodation

The property offers the following accommodation:-

Ground floor GIA	144.27 sq m	(1,553 sq ft)
Which includes:-		
Kitchen		
Office	19.34 sq m	(208 sq ft)
Trade counter	11.25 sq m	(121 sq ft)
Gents – 1 N <sup>o</sup> urinal, 1 N <sup>o</sup> wc and 1 N <sup>o</sup> whb		
Ladies – 1 N <sup>o</sup> wc and 1 N <sup>o</sup> whb		
Office	7.61 sq m	(82 sq ft)

#### Terms

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

#### Rent

A commencing rental of £5,500 per annum, payable quarterly in advance, exclusive of rates and VAT.

#### Services

All mains services are connected to the premises.

#### Rating Assessment

Rateable value £5,300  
UBR – 43.3p

Applicants are advised to make their own enquiries of the Local Rating Authority, Barrow Borough Council, tel 01229 876300.

#### Energy Performance Certificate

To be provided.

#### 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

Strictly by appointment through Peill & Company, tel 0845 450 4444 (Andrew Peill dealing) andrew@peill.com or kendal@peill.com for viewings.