

**Serviced offices to let on an all-inclusive basis
(with car parking available if required)
Rents from £20 per week**

**Lightburn Business Centre
Top Floor, Glynis House
Brogden Street
Ulverston
Cumbria
LA12 7AT**



Office suites available from single person suites to full floor

Ulverston is an attractive market town situated in south west Cumbria with a resident population of approximately 15,000 and serving as the administrative centre for the surrounding area. Ulverston has excellent communications having a railway station linking Barrow-in-Furness with Lancaster and the London to Glasgow/Edinburgh railway line beyond and is situated on the A590 approximately 26 miles from access to the M6 motorway at junction 36, 8 miles from Barrow-in-Furness, 26 miles from Kendal and 16 miles from Windermere. Significant local employers include Glaxo Smith Kline, Siemens and Oxley Developments.

Description

The premises comprise individual office suites (which can be combined if required on the second floor with shared common room/kitchen facilities, availability of meeting room and rentals on an all-inclusive basis of service charge. In addition, the building has a large car park and individual car parking spaces available in addition to the offices if required. Car parking spaces will be dedicated spaces specifically for exclusive use. The offices are ready for immediate occupation being carpeted and can be made available with office furniture (by separate negotiation) if required.

Accommodation and Rents

The following suites are available: -

Second Floor	Sq m	Sq ft	Rent pa	Rent/week
201 – Store - LET	10.32 sq m	(111 sq ft)	£1,000	£19.25
202 – Store - LET	8.18 sq m	(88 sq ft)	£1,000	£19.25
Suite 203 – Offices	33.21 sq m	(358 sq ft)	£7,250	£139.42
Suite 204 – Offices	21.78 sq m	(234 sq ft)	£4,750	£91.34
Suite 205 – Offices - LET	21.53 sq m	(232 sq ft)	£4,750	£91.34
Suite 206 – Offices - LET	14.78 sq m	(159 sq ft)	£2,750	£52.88
Suite 207 – Offices - LET	14.95 sq m	(161 sq ft)	£3,000	£57.69
Suite 208 – Offices - LET	14.91 sq m	(161 sq ft)	£3,000	£57.69
Suite 209 – Offices	14.95 sq m	(161 sq ft)	£3,000	£57.69
Suite 210 – Offices	13.69 sq m	(147 sq ft)	£2,750	£52.88
Suite 211 – Offices - LET	8.44 sq m	(91 sq ft)	£1,750	£33.65
Suite 212 – Offices	13.94 sq m	(150 sq ft)	£2,750	£52.88
Suite 213 – Offices	15.3 sq m	(161 sq ft)	£3,000	£57.69
214 – Store - LET	5.35 sq m	(58 sq ft)	£1,000	£19.25
Suite 215 – Offices - LET	21.79 sq m	(235 sq ft)	£5,000	£96.15
Suite 216 – Offices	20.43 sq m	(220 sq ft)	£4,750	£91.34
Gents Wcs				
Totals	253.58 sq m	(2727 sq ft)		

NB: Individual car parking spaces are available on a separate permit.

Terms

The suites are available on the basis of a 12-month tenancy agreement (or longer by negotiation subject to annual RPI increases) at a rental inclusive of rent, utilities, insurance and cleaning of common parts. Broadband is available and charged separately.

Energy Performance Certificate

The second floor of the property has an energy performance asset rating of 'D'

Legal Costs

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

VAT

The building is registered for VAT and therefore VAT will be payable on rents and other payments under the terms of the lease.

Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), kendal@peill.com for viewings.



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Plan for identification purposes only

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