

## Substantial Space To Let – Suitable for Offices, Leisure, Educational, Storage, Nursery

Overdale Lodge, Sandside Rd  
ULVERSTON  
Cumbria LA12 9EF



### Surplus accommodation adjacent to new clinic suitable for a range of uses

Ulverston is a market town situated in south-west Cumbria with a resident population of approximately 12,000 but which draws on a much wider catchment incorporating surrounding towns and villages. The town offers good access to the Furness Peninsula, south Lakes and the surrounding area. Ulverston benefits from a number of festivals and events throughout the year and being situated on the fringe of the Lake District National Park benefits from both local and tourist trade. Significant local employers include GSK, Siemens, Oxley Developments and BAE Systems and Kimberley Clark in nearby Barrow-in-Furness.



## Location

The property is situated on Sandside Road, close to the junction with North Lonsdale Rd, & Low Mills Business Park and other occupiers in the immediate vicinity include Bender UK, Athena PTS, Siemens Energy, JT Atkinson Builders Merchant, Travis Perkins and a range of local businesses and trade counter occupiers.

## Description

The available accommodation comprises part of the former Sandside School, and is surplus to our client's current requirements. The space is all ground floor, and benefits from on-site car parking and external areas (previously used as a playground/activity area). The adjoining premises have been substantially refurbished and are now occupied as a clinic by the Furness Renal Centre. Internally, the available property comprises entrance/reception and ancillary offices, a large dining hall and former kitchen, together with former classroom accommodation. There are external areas to the side and rear, and a surfaced car park to the front within a secure fence.

The premises would be suitable for offices, storage, leisure and educational uses (subject to any consents being obtained).

## Accommodation

The property offers the following accommodation:-

<b>Gross Internal Area</b>	<b>382.64 sq m</b>	<b>(4,119 sq ft)</b>
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This comprises the following net internal areas:

Reception	72.77 sq m	783 sq ft
Reception office	21.20 sq m	228 sq ft
Dining Hall	97.52 sq m	1050 sq ft
Store	11.44 sq m	123 sq ft
Kitchen	24.43 sq m	263 sq ft
Stores	7.89 sq m	85 sq ft
Stores	5.72 sq m	62 sq ft
Classroom 1	50.48 sq m	543 sq ft
Stores	12.91 sq m	139 sq ft
Stores	3.68 sq m	40 sq ft
Classroom 2	47.15 sq m	508 sq ft
Stores	27.44 sq m	295 sq ft

Outside: Enclosed yard/former play area and shared car parking spaces within secure site boundary.

## Terms

The property is available on flexible lease terms, on an effective full repairing and insuring basis on a sub-lease. Our clients would be prepared to consider a short-term occupation of the space in its current configuration, or a longer-term lease for conversion to, for example, nursery or offices, and further information is available from the agents.

## Rent

Rent from £4.00 per sq ft pax – it will be assessed dependent upon the length of lease and specification required by an ingoing tenant.

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### Rating Assessment

We are advised that the property is to be reassessed for business rates.

### Energy Performance Certificate

To be provided.

### Services

All mains services are connected to the subject property. An incoming tenant will be responsible for utilities either directly, or via a service charge.

### Legal Costs

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

### VAT

The property is registered for VAT and VAT is therefore payable on payments under the terms of the lease.

### Viewing

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

### Anti-money laundering

**In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity.**



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