

**Brand New Trade Counter/Warehouse Unit to Let**  
**To be constructed to occupier requirements**

**Unit 3a Phoenix Court  
Phoenix Road  
Furness Business Park  
Barrow-in-Furness  
Cumbria  
LA14 2UA**



Example of an existing unit



Example of an existing unit



Example of an existing unit

**New build unit adjacent to Toolstation, Screwfix, EPS, Ward Group, Peugeot, Vauxhall and Ford**

Barrow-in-Furness is a sub-regional centre situated in south west Cumbria with a resident population of approximately 75,000 but which draws on a wider catchment incorporating surrounding towns and villages. With a 30-minute drive-time population is widely regarded in being in excess of 120,000. Significant local employers include BAE Systems (currently working on the Successor programme of nuclear submarines), Kimberley Clark, Oxley Developments, and Siemens and Glaxo Smith Kline in nearby Ulverston. Barrow-in-Furness lies on the A590 trunk road approximately 36 miles from Junction 36 of the M6 motorway, 36 miles from Kendal, 23 miles from Windermere and 8 miles from Ulverston.



### Location

The proposed new unit is situated at Phoenix Court, on Phoenix Road on the Furness Business Park immediately adjacent to existing premises occupied by Tool Station, Screwfix and EPS and opposite Andersons Kitchen/Bathrooms, Guy Perry Peugeot, Pye Motors Ford, Liberata Call Centre, Cumbria Police regional headquarters and a range of trade counter occupiers. Furness Business Park lies just off the A590 Walney Road, approximately 1 mile from Barrow-in-Furness town centre.

### Description

The new unit will be constructed in a similar style to those already on the site (units 1, 2 and 3) which will comprise a large unit of approximately 3,444 sq ft.

### Accommodation

The premises will comprise the following approximate areas and dimensions: -

Unit 3a – approximately                      320 sq m                      (3,444 sq ft)                      (could divide)

### Planning

Planning permission has been granted for construction of the unit which will form effectively an extension to the existing Unit 3 with self-contained access and shared car parking.

### Terms

The premises are available to let on the basis of new 10-year full repairing and insuring leases subject to 5 yearly rent reviews.

### Rent

Competitive rentals – further details on request.

### Service Charge

There is a small estate service charge in respect of the premises, relating to items such as maintenance of the estate roadway, external landscaping and insurance. Further details are available on request.

### Rating Assessment

To be assessed on construction.

### Energy Performance Certificate

To be assessed on construction.

### Legal Costs

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

### VAT

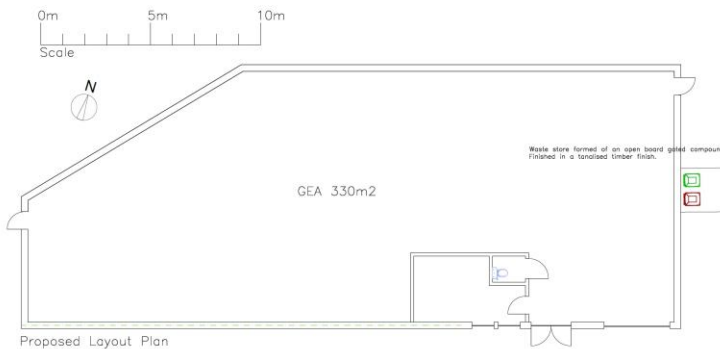
The units will be subject to VAT and VAT will therefore be chargeable on rent and other payments under the terms of the lease.

### Viewing

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

### 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**



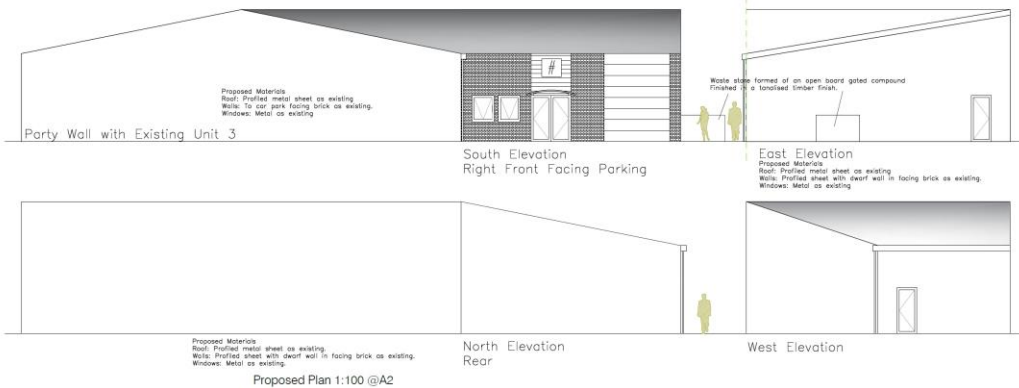
Do not scale from this drawing unless for Planning purposes.

Within dimensions only shall be taken from this drawing.

All dimensions are approximate and must be checked on site by the Contractor prior to the commencement of any fabrication or building work on site and where applicable, all dimensions and details are to be read in conjunction with any relevant planning drawings. Any dimensions shown on drawings is to be taken as the intention of the author prior to the commencement of any fabrication or building work.

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Revised	Date	Description
Rev C	25/06/19	Revised Planning file issue



Client	Peill & Chesham Pension Fund
Property Address	Phoenix Court Phoenix Road Barrow Cumbria
Drawing Title	Proposed New Unit Adjacent to Unit 3 Phoenix Court
Date	25 Jun 19
Drawn	PEILL & CO
Scale	AS MARKED
Checked	PEILL & CO
Drawing No	001.02

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