

Good quality modern warehouse unit to let on a new lease

**Unit 54
Trinity Enterprise Centre
Ironworks Road
Barrow-in-Furness
Cumbria
LA14 2PN**



**Excellent location on the town's main business park and close
to BAE Systems**

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 much wider catchment incorporating surrounding towns and villages. The 30-minute drive time population is widely regarded as being in excess of 120,000. Significant local employers include BAE Marine Systems, who are undertaking the Successor and Dreadnought Nuclear Submarine programmes with a full order book and other significant employers include ORSTED, Barrow Borough Council, Morecambe Bay NHS Trust, Kimberley Clark, and significant employment in the renewable energy sector and engineering sectors with supply chain for BAE Systems and Sellafield and Britain's Energy Coast.



Location

The Trinity Enterprise Centre is located in an excellent location on Furness Business Park immediately adjacent to the main Furness College Campus. Occupiers on Furness Business Park include Schlumberger, Screwfix, Toolstation, Jacobs, Morgan Sindall, SN Group, Cumbria Constabulary regional HQ, Guy Perry Peugeot, Pye Motors Ford and Barton Townley Nissan. In addition, within the business park is a Travelodge Hotel, Costa Coffee Drive Thru, Dominos Pizza and the site is immediately opposite the Walney Road retail park with representation from ASDA, Home Bargains, Argos and Stollers Furniture World. The Enterprise Centre is a short distance from BAE Systems.

Description

The subject property comprises an end unit within a block of similar warehouse/workshop units with the benefit of on-site car parking. Access is by way of a roller shutter door to a height of approximately 3.0m and width of 2.9m and a pedestrian personnel access door. Internally, the property has painted block-work walls, solid concrete floor and partitioned office/kitchen/staff welfare and wc facilities. The property benefits from an overhead electric heater.

Accommodation

The property offers the following accommodation:-

Gross internal area	185.22 sq m	(1994 sq ft)
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Services

Mains water, mains drainage and mains electricity (including 3 Phase) are connected to the premises.

Terms

The property is available to let on the basis of a new 3-year lease (or longer subject to tenant status) on a full repairing and insuring basis. Our clients may require a quarters rent deposit or personal guarantee.

Service Charge

An estate service charge is payable in respect of maintenance of the buildings, insurance, management of the estate and items such as external landscaping. Further details are available on request.

Rent

A commencing rental of £15,000 per annum exclusive of rates, VAT and service charge.

Rating Assessment

We are advised that the property is assessed for rates as follows:-

Rating Value - £7,800 (UBR 49.9p (2020/2021))

Applicants are advised to make their own enquiries of the local rating authority.

NB. Under the current business rate regime, it is likely that a qualifying occupier of the subject property would benefit from small business rate relief, meaning that zero rates would be payable. Further details available on request.

Energy Performance Certificate

The property has an energy performance asset rating of 'C-68'.

Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of the tenancy agreement, which are standard estate agreements.

VAT

The property is registered for VAT and VAT is therefore payable on rent, service charge and other items under the terms of the lease.

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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.



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