

## **MODERN WAREHOUSE AND YARD TO LET ON A NEW LEASE**

**Warehouse at James Freel Close  
Barrow-in-Furness  
Cumbria  
LA14 2NW**



**Approximately 1650 sq m (17700 sq ft) warehouse on a site of  
0.165 hectares (0.407 acres)**

Barrow-in-Furness is a sub-regional centre situated in southwest 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 property which is shown for identification purposes on the enclosed plan is situated on Furness Business Park, on James Freel Close and adjacent to Channelside. The property is immediately adjacent to Barton Townley Nissan and with other occupiers in the immediate vicinity including Furness College, Ward Group, Pye Motors Ford, Guy Perry Peugeot, Screwfix, Toolstation and the Trinity Enterprise Centre is a short distance from the subject premises.

## Description

The property comprises a modern double bay warehouse constructed in 2014 of steel portal frame construction with insulated profile steel sheet walls and roof. Internally, the property has a minimum eaves height of approximately 5.5m with access by way of a single roller shutter door to a height of approximately 5.9m and width of 6.0m. Provision is made in the southern end of the building for an additional roller shutter door should this be an occupier requirement.

Internally, the property benefits from various offices/canteen and wc facilities as noted below. The property sits on a generous site and includes a yard area to the southern end of the building enclosed by a metal palisade fence.

We calculate the property has the following accommodation:-

## Accommodation

<b>Gross internal area</b>	<b>1645.09 sq m</b>	<b>(17,707 sq ft)</b>
Including :-		
Office/Canteen	60.94 sq m	
Office	35.70 sq m	
Reception Office	13.81 sq m	
Ladies – 2 wc and 1 whb		
Gents – 1 wc and 1 whb, 1 stall urinal		
Accessible toilet – 1 wc and 1 whb		

## Services

Mains water, mains drainage and mains electricity are connected to the premises (although there is provision for 3-Phase, 3-Phase electricity is not presently supplied).

## Terms

The property is available to let on the basis of a 5-year lease or longer on a full repairing and insuring basis.

## Rent

A commencing rental of £88,500 per annum, to include the buildings and yard.

## Rating Assessment

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

Rateable value £52,500  
UBR 51.2p (2021/2022)

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

## Energy Performance Certificate

To be provided.

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### Legal Costs

Each party to be responsible for their own legal fees incurred in any transaction.

### VAT

All prices, rentals and outgoings are quoted exclusive of, but may be liable to, VAT.

### Viewing

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

**NB: The availability of the premises is confidential, and the potential availability is due to our clients considering a relocation of the existing business trading from the premises and further details are available on request.**

### 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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