

**Attractive modern offices to let on a new lease
in business park location**

**Units 1 & 2
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 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 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

Each of the available units are located on the first floor of the Trinity Enterprise Centre which benefits from a shared reception area (manned Monday – Friday from 8.30am to 5pm). In addition, there is an on-site function suite on a pay-as-used basis for meetings, shared wc and kitchen facilities together with on-site shower. There is plentiful car parking available immediately outside the premises. Access to the units are by way of an internal corridor from the main reception area of Trinity Enterprise Centre. 24/7 access is available to tenants.

Accommodation

The available units comprise the following accommodation:-

Unit 1 & 2 combined

Net internal area	48.58 sq m	(523 sq ft)
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Unit 1

24.24 sq m	(261 sq ft)
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Unit 2

24.34 sq m	(262 sq ft)
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Terms

The units are 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 quarter 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. Each tenant is responsible for their own utility bills in addition to the service charge. Further details are available on request.

Rent

Unit 1 & 2 combined	-	£5,500 per annum exclusive
Unit 1	-	£3,500 per annum exclusive
Unit 2	-	£3,500 per annum exclusive

Rents are quoted exclusive of rates, service charge and VAT.

NB: Our clients may consider splitting the suites although they are currently interlinked. There are other offices available within the development and further details are available on request.

Rating Assessment

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

Units 1 & 2 – The property has been assessed as 'D-91'

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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.

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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