

**Recently refurbished business units to let  
Good quality office/studio/workshop/warehouse units  
to let in modern business centre**

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



**Excellent location with plentiful on-site car parking**

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

The Trinity Enterprise Centre comprises a modern range of over 50 units and comprises a mixture of office, studio, workshop and warehouse units. The main building comprises a managed business centre (with manned reception Monday to Friday from 8.30am to 5 pm) shared kitchen and wc facilities, shared shower facilities and plentiful on-site car parking. The units have recently been upgraded and refurbished. Secure access is available 24/7 by way of key fob access. In addition to the office units within the main building, there are also studio, workshop and warehouse units arranged around landscaped grounds adjacent to the main building.

### Accommodation

Units are available from approximately 20 sq m (215 sq ft) to approximately 200 sq m (2153 sq ft). Units can be combined if required and a number of tenants occupy multiple units at the estate.

### Current availability

| Unit        | Size | Rent      | S/C & maintenance |
|-------------|------|-----------|-------------------|
| Units 1 & 2 | 523  | £5,500.00 | £1,830.00         |
| Unit 4      | 440  | £4,620.00 | £1,540.00         |
| Unit 6      | 692  | £7,270.00 | £2,420.00         |
| Unit 8      | 541  | £5,700.00 | £1,900.00         |
| Unit 23     | 502  | £5,270.00 | £1,750.00         |

### Terms

Units are available on 3-year effectively full repairing and insuring leases (dealt with by way of a service charge) or longer if required. Our clients may require a quarters rent deposit or personal guarantee.

### Services and 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 unit is separately metered for electricity. Tenants will need to make arrangements for their own telecom requirements.

### Rating Assessment

Each unit is separately assessed for business rates, and it is most likely they will qualify for small business rates relief meaning that zero rates would be payable. Further details on request.

### Energy Performance Certificate

Individual EPC's are available for each unit as they become available – further details on request.

### Legal Costs

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

### VAT

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The property is registered for VAT and VAT is therefore payable on rent 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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