

**NEW BUILD CLASS E / TRADE COUNTER / WAREHOUSE /  
SHOWROOM UNIT  
TO LET ON A NEW LEASE**

**Unit 1a Phoenix Court  
Furness Business Park  
Barrow-in-Furness  
Cumbria  
LA14 2UA**



**Immediately adjacent to Toolstation, Screw Fix, Express Plumbing  
and Crown Paints**

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 subject property is available (subject to planning) and is located on Phoenix Court immediately adjacent to Toolstation, and with representation from Screwfix, Express Plumbing, Crown Paints, Ward Group, Andersons, CEF, Pye Motors Ford, Peugeot and Furness College in the immediate vicinity. Phoenix Court comprises a trade counter development located on the Furness Business Park which is just off the A590 trunk road and also includes a Travelodge Hotel, Costa Coffee drive-thru, Dominos Pizza together with the main campus for Furness College. Furness Business Park is approximately half a mile from Barrow town centre and BAE Systems.

### Description

The available unit is currently the subject of a planning application and will comprise an attached lean-to unit immediately to the left of Toolstation, and, subject to occupiers' requirements, can be fitted out and configured to suit a particular tenant. Further details are available on request.

### Accommodation

The property will comprise the following:-

<b>Ground floor GIA</b>	82.0 sq m	883 sq ft
Outside - shared parking facilities with adjoining trade counter users		

### Terms

The property is available to let on the basis of a new 10-year lease with rent review at year 5 on a full repairing and insuring basis.

### Rent

£11,000 per annum exclusive of VAT & service charge

### Service charge

There is an estate service charge in respect of Phoenix Court for external landscaping and common parts of the estate. Further details are available on request.

### Rating Assessment

To be reassessed (although it is anticipated that the property will qualify for small business rate relief)

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

### Energy Performance Certificate

To be provided.

### Legal Costs

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

### VAT

The property is subject to VAT and VAT will therefore be payable on rent and other payments under the terms of the new lease.

### Further Details

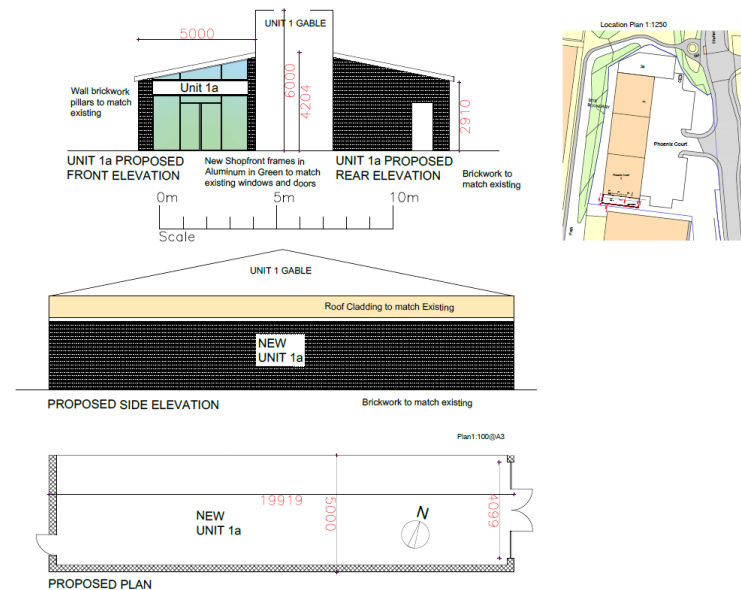
Copies of plans and further information are available on request from the sole letting agents, Peill & Co, 01539 888 000 or [admin@peill.com](mailto:admin@peill.com)

### 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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