# Peil & Co www.peill.com 01539 888 000

# Central offices available to let on a new lease

Doubletree Court

10a Cavendish Street

Ulverston

Cumbria

LA12 7AD



Potential for other uses including showroom

Ulverston is an attractive market town situated in south west Cumbria with a resident population of approximately 15,000 and serving as the administrative centre for the surrounding area. Ulverston has excellent communications having a railway station linking Barrow-in-Furness with Lancaster and the London to Glasgow/Edinburgh railway line beyond and is situated on the A590 approximately 26 miles from access to the M6 motorway at junction 36, 8 miles from Barrow-in-Furness, 26 miles from Kendal and 16 miles from Windermere. Significant local employers include Glaxo Smith Kline, Siemens and Oxley Developments.



# **Description**

First-floor office suite offering three versatile rooms, ideal for a range of business uses. Shared kitchen facilities and WC available for tenant convenience.

Well-presented and practical workspace providing flexibility in a professional setting, ready for immediate occupation & partially furnished if required

#### **Accommodation**

The property offers the following accommodation:

Office 1	67.75 sq m	(729 sq ft)
Office 2	22.40 sq m	(241 sq ft)
Office 3	32.56 sq m	(351 sq ft)
Total Net Internal Area	122.71 sq m	(1321 sq ft)

#### **Terms**

The property is available to let as a whole, or as individual offices. The offices and are available on a lease for a term of 3 years or longer, subject to 3 yearly rent reviews on a full repairing and insuring basis.

### Rent

Office 1 - £7,500 per annum Office 2 - £3,000 per annum Office 3 - £3,500 per annum

## **Service Charge**

A service charge will be payable in respect to heating, lighting, and cleaning of common parts

#### **Business Rates**

Not yet separately rated, but it is anticipated that each suite will qualify under the current small business rates relief criteria

# **Energy Performance Certificate**

The property has an energy performance asset rating of '95-D'

#### **Legal Costs**

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

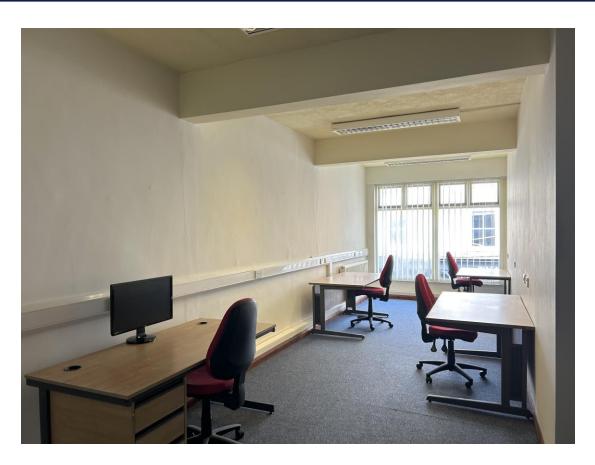
#### **VAT**

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 (Ben Adams dealing), admin@peill.com for viewings.







# IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

Peill & Co Ltd on their behalf and for the sellers or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for guidance of any intending purchasers or lessees and do not constitute, nor constitute, part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Peill & Co Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. All details, plans, maps and photographs are for identification only and are believed to be correct at the time of printing. Shop occupiers are subject to change.







IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

Peill & Co Ltd on their behalf and for the sellers or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for guidance of any intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Peill & Co Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. All details, plans, maps and photographs are for identification only and are believed to be correct at the time of printing. Shop occupiers are subject to change.