

**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](mailto:admin@peill.com) for viewings.

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