

**Modern Industrial/Warehouse unit to let on a new lease**

**Unit 1B  
Ashburner Way  
Walney Road Industrial Estate  
Barrow-in-Furness  
Cumbria  
LA14 5UZ**



**Warehouse/Trade Counter>Showroom with yard to front.**

Barrow-in-Furness is a sub-regional centre situated in southwest Cumbria with a resident population of approximately 65,000 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 100,000. Significant local employers include BAE Systems, Kimberley Clark, Orsted and the engineering, renewables and energy sectors. There are significant plans for expansion of BAE Systems shipyard due to the current submarine programme and provision of technology under the AUKUS deal, leading to significant investment in the supply chain to BAE.

## Location

The subject property is situated on Ashburner Way just off Walney Road, and immediately adjacent to Avis rental car, Rexel Senate, Howdens Joinery, Furness College, Campus and Travis Perkins. Ashburner Way lies immediately adjacent to Furness Business Park with representation from occupiers such as Screwfix, Toolstation, CEF, Crown Paints and Cumbria Constabulary Regional Headquarters. The unit is a short distance from the main BAE Systems shipyard.

## Description

The property comprises an in-line warehouse/trade counter unit with secure yard area to the front and substantial shared car parking immediately outside. The property is of single-story construction beneath a pitched roof with access by way of a roller shutter door to a height of 3.7m and width of 4.2m. Internally, the property has an eaves height of approx 3.6 m.

## Accommodation

The property offers the following accommodation:-

Gross Internal Area	252.16 sq m	(2714 sq ft)
Mezzanine	33.33 sq m	(359 sq ft)
<b>TOTAL GIA</b>	<b>285.49 sq m</b>	<b>(3,073 sq ft)</b>

## Terms

The property is available to let on the basis of a new full repairing and insuring lease for a term of 3 years or longer subject to 3-yearly rent reviews.

## Rent

A commencing rental of £16,250 per annum exclusive of rates, VAT and service charge.

## Rating Assessment

We are advised that the property is assessed for rates as follows: -

Rateable value £9,100 (Draft entry in 2026 List £12,500)  
UBR – 49.9p (2025/2026)

Applicants are advised to make their own enquiries of Westmorland & Furness Council.

**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.

## Planning

We are advised that the property is considered suitable for uses within Class E of the Town & Country Planning Use Classes Order. Further enquiries should be made of Westmorland & Furness Council.  
[www.westmorlandandfurness.gov.uk](http://www.westmorlandandfurness.gov.uk)

## Energy Performance Certificate

Assessed as 125-E

## Service Charge

There is an Estate service charge levied in connection with maintenance and upkeep of common parts of the Estate.

## Services

We understand that all mains services are available to the property.

## Legal Costs

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

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**VAT**

The property is registered for VAT and VAT is therefore payable on rent, service charge and other payments under the terms of the lease.

**Viewing**

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams or Ben Adams dealing), [admin@peill.com](mailto:admin@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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