Ground floor office to let on a new lease in attractive business park location

Unit 19
Trinity Enterprise Centre
Ironworks Road
Barrow-in-Furness
Cumbria
LA14 2PN

Excellent location on the town's main business park and close to BAE Systems

Barrow-in-Furness is a sub-regional centre situated in south west 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
Unit 19 is located on the ground floor of the Trinity Enterprise Centre with an attractive outlook to the rear over a lawned seating area. The centre benefits from a shared reception area (manned Monday – Friday each morning 0830 to 1230). In addition, there is an on-site function suite on a pay-as-used basis for meetings, shared wc and kitchen facilities together with on-site shower. There is plentiful car parking available immediately outside the premises. Access to the unit is by way of an internal corridor from the main reception area of Trinity Enterprise Centre. 24/7 access is available to tenants.

Accommodation
The property offers the following accommodation:-

Unit 19 – Net internal area	49.80 sq m	(536 sq ft)

Terms
The unit is available to let on the basis of a new 3-year lease (or longer subject to tenant status) on a full repairing and insuring basis. Our clients may require a quarters rent deposit or personal guarantee.

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 tenant is responsible for their own utility bills. Further details are available on request.

Rent
Unit 19 - £5,650 per annum

Rents are quoted exclusive of rates, service charge and VAT.

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

Rateable Value - £4,900 UBR 49.9p (2020/2021)

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

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.

Energy Performance Certificate
To be provided.

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

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

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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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