

**Substantial warehouse, office and production facility  
for sale freehold (letting considered)**

**Sovereign Chemical Site  
Park Road  
Barrow-in-Furness  
Cumbria  
LA14 4EQ**



**Substantial range of buildings extending to approx. 3,400 sq m  
(36,354 sq ft) on a site of 1.71 hectares (4.23 acres)**

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 property which is shown for identification purposes edged red on the enclosed ordnance survey sheet extract is situated in a prominent position on Park Road, which comprises the main A5990 trunk road leading into Barrow-in-Furness town centre. The subject property is immediately opposite the Kimberly Clark production facility, and other occupiers in the immediate vicinity include CEF, Athena PTS, Enterprise Car Rental, Booker and Furness Tile Centre.

### Description

The property comprises a substantial site comprising a two-story office block, large production facility and adjoining distribution warehouse with ancillary welfare accommodation. The property sits on a generous site with three points of access from Park Road and potential to expand the premises (subject to any consents being received). At the western end of the site is an area outside the ownership and occupied by Impra Wood Protection, who have rights of access over the entrance road and yard area – further details are available on request.

The office section is arranged over ground and first floors and is linked internally to the production facility. The main production facility is of typical steel portal frame construction with an eaves height of approximately 6.7m and access by way of roller shutter door to a width of 6.2m and height of 5.7m. A more recent warehouse extension (which is linked to the production facility) has access by way of two roller shutter doors to a width of 6.0m and height of 6.2m and is of steel portal frame construction beneath a pitched insulated sheet covered roof with solid concrete floor and an eaves height of approximately 7.0m.

Externally there is car parking to the front and side laid to tarmac, landscaped areas and rear yard laid to concrete section. A substantial water tank is situated to the rear of the production facilities serving the sprinkler system within the production facility.

The property offers the following accommodation:-

### Accommodation

Ground floor		
Offices – GIA	387.59 sq m	(4172 sq ft)
Factory – GIA	1842.76 sq m	(19835 sq ft)
Warehouse – GIA	729.84 sq m	(7856 sq ft)
Canteen – GIA	29.63 sq m	(319 sq ft)
<b>TOTAL Ground Floor GIA</b>	<b>2989.82 sq m</b>	<b>(32182 sq ft)</b>

### First Floor

Offices – GIA	387.59 sq m	(4172 sq ft)
<b>TOTAL GIA</b>	<b>3377.41 sq m</b>	<b>(36354 sq ft)</b>
<b>Total Site Area – Approx</b>	<b>1.713 hectares</b>	<b>(4.23 acres)</b>

### Services

Mains water, mains drainage and mains electricity (including 3-Phase electricity) are available to the site.

### Price

Offers in the region of £1,500,000.

### Rating Assessment

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

Rateable value - Factory & Premises    £74,500  
UBR – 51.2p (2021/2022)

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

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### Tenure

The property is available freehold with vacant possession on completion. As noted above, there are rights of access over the rear service yard in conjunction with an adjoining owner and further details are available on request. Please note that the registered title excludes a part of the disused building referred to as 'The Bucket Store' as per the plan attached to these particulars.

### Letting

Our clients would be prepared to consider a letting of the property in its entirety, or in component parts and further details are available on request.

### Energy Performance Certificate

The property has an asset rating of D-98

### Legal Costs

Each party to be responsible for their own legal fees incurred in any transaction.

### 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 (Simon Adams dealing), 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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