

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

**Unit 4
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 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 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

Units 4 is located on the first floor of the Trinity Enterprise Centre which benefits from a shared reception area (manned Monday – Friday from 8.30am to 5pm). 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. Unit 4 is at first floor level (with lift access from the central reception area) a shared kitchen and wc facilities at first floor and can be taken independently or together.

Accommodation

The property offers the following accommodation:-

Unit 4 – Net internal area	40.88 sq m	(440 sq ft)
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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 4 - £4,620 per annum

Rent is quoted exclusive of rates, service charge and VAT.

Rating Assessment

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

Unit 4 - Rateable Value - £4,300	UBR 49.9p (2022/2023)
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We are advised that from April 1, 2023 the property will be assessed for rates as follows:-

Unit 4 – Rateable Value - £4,750	UBR 49.9p (2022/2023)
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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.

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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.

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.

Unit 4



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