

**Central offices available to let on a new lease
Suitable for studio/storage/showroom
On-site car park spaces available separately**

**First Floor South
Lightburn House
25-27 Brogden Street
Ulverston
Cumbria
LA12 7AT**



Potential for other uses including showroom/retail (subject to any consents). On-site car parking available separately

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 GSK, Siemens and Oxley Developments.



Description

The subject property comprises a suite at first floor level., accessed via a staircase from the rear of the building.

Accommodation

The suite offers the following accommodation:

First Floor South Net Area	85.73 sq m	(923 sq ft)
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There are communal ladies WC facilities at first floor level and gents WC facilities at second floor level; there is a shared kitchen/canteen at second floor.

Outside – car parking spaces available on an individual basis, subject to a licence fee – further information is available from the Agents.

Terms

The property is available on an all-inclusive serviced basis, and further information is available on request.

Rent

On application.

Business Rates

The property is assessed for rates at Rateable value £6,700 and, as such, a qualifying occupier will benefit from small business rate relief meaning zero rates would be payable.

Service Charge

A service charge will be payable in respect of maintenance of the common parts of the building, repairs, external landscaping and insurance etc. The rentals for the second-floor suites will be inclusive of service charge.

Energy Performance Certificate

The property has individual EPCs as follows: -
First Floor – rating 'C75'

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

The building is registered for VAT and therefore VAT will be 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 dealing), admin@peill.com for viewings.

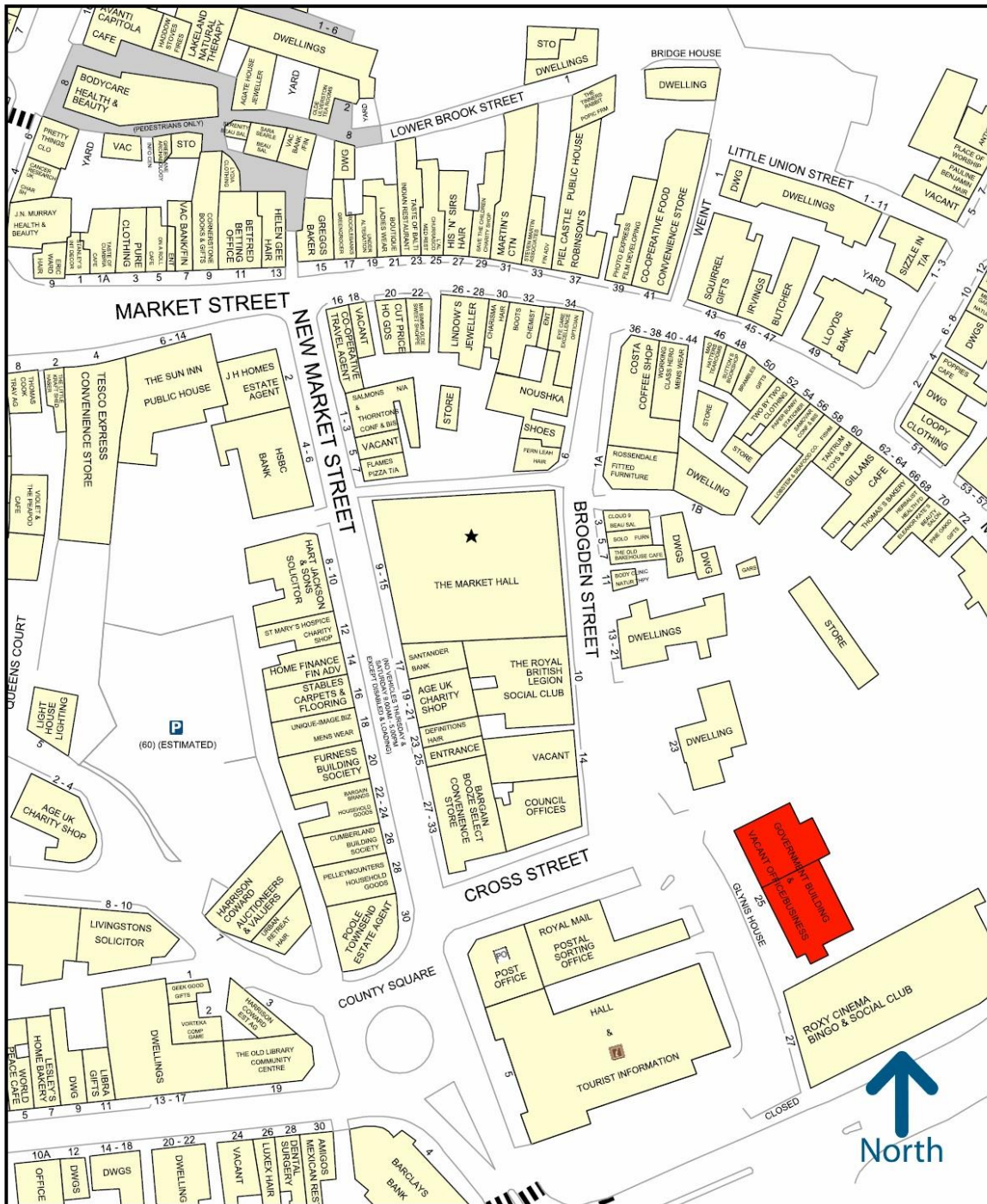
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Plan for identification purposes only

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