

## RECENTLY REFURBISHED FIRST FLOOR OFFICES TO LET ON A NEW LEASE

**First Floor Offices, Former Barclays Bank  
86-90 Dalton Road,  
Barrow in Furness,  
Cumbria, LA14 1JH**



**Recently refurbished modern offices available to let – ground floor units available separately if required**

Barrow-in-Furness is a sub-regional centre situated in South West 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 regarded as being in excess of 120,000 including settlements such as Ulverston and the South West Lake District. The major employer in the town is BAE Systems Marine, who are in the process of constructing the Dreadnought class of submarine, together with recent orders for the AUKUS submarine supplying the Australian Navy with nuclear submarines.

Employment in the shipyard is anticipated to increase from 10,000 to 17,000 within the next few years, and BAE Systems have recently purchased a large section of Portland Walk shopping centre comprising the



former Debenhams department store, with a new skills training centre due to open in Q4 2024. In addition, the Local Authority is refurbishing the indoor market hall a £15m refurbishment, and University of Cumbria has started work on a new university campus anticipated to house 2,000 students.

### Location

The subject property which is shown for identification purposes edged red on the attached Street Traders Plan is situated close to the entrance to Portland Walk, with easy access to the proposed new town square (Stephen Square), indoor market and other occupiers include Home Bargains, New Look, The Entertainer, Ryman, Lloyds Bank, McDonalds, Greggs and a large number of independent traders.

### Description

The offices comprise good quality first floor offices, which are to be made self-contained from the ground floor with independent access from the side. The offices, which were most recently Barclays Bank's local office, were refurbished recently, and therefore offer good quality modern space, arranged as part open plan with separate offices and meeting rooms off. There is a large staff/kitchen area and separate ladies' and gents' wc facilities. The ground floor (or part thereof) could be made available in addition – further details on request

### Accommodation

The property offers the following accommodation:-

<b>First floor offices and ancillary</b>	<b>155.52 sqm</b>	<b>(1674 sqft)</b>
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Additionally ground floor units could be available in addition as follows:

86 Dalton Road – approximately	85.0 sqm	(915 sqft)
90 Dalton Road - approximately	98.39 sqm	(1059 sqft)

### Terms

The property is available to let on a new five year lease or longer subject to five yearly rent reviews and break clauses on a full repairing and insuring basis.

### Rent

The property is available as follows:

First floor only - £12,500 per annum exclusive

86 Dalton Road - £15,000 per annum exclusive

90 Dalton Road – £17,500 per annum exclusive

### Rating Assessment

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

Rateable value £24,500  
UBR – 49.9p (2023/2024)

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

**NB.** If the property is split, the above rateable value the rating assessment would be adjusted, and small business rate relief is likely to apply .

### Energy Performance Certificate

The property has an energy performance asset rating of 'D'.

### Services

All main services are available to the premises.

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### Legal Costs

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

### VAT

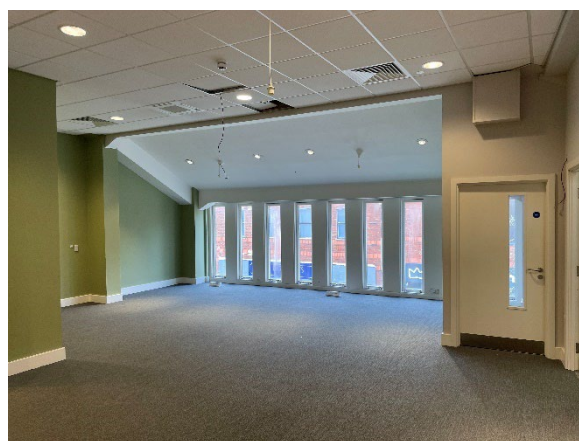
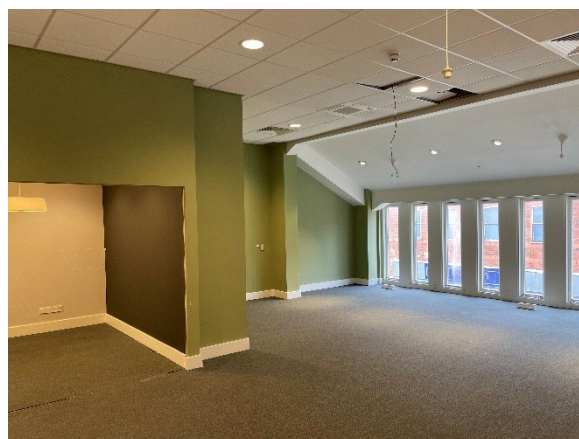
All prices, outgoings and rentals are quoted net of VAT which may be chargeable at the prevailing rate. The property is registered for VAT and VAT will therefore be payable on all rent and other outgoings under the terms of the lease.

### Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), admin@peill.com for viewings.

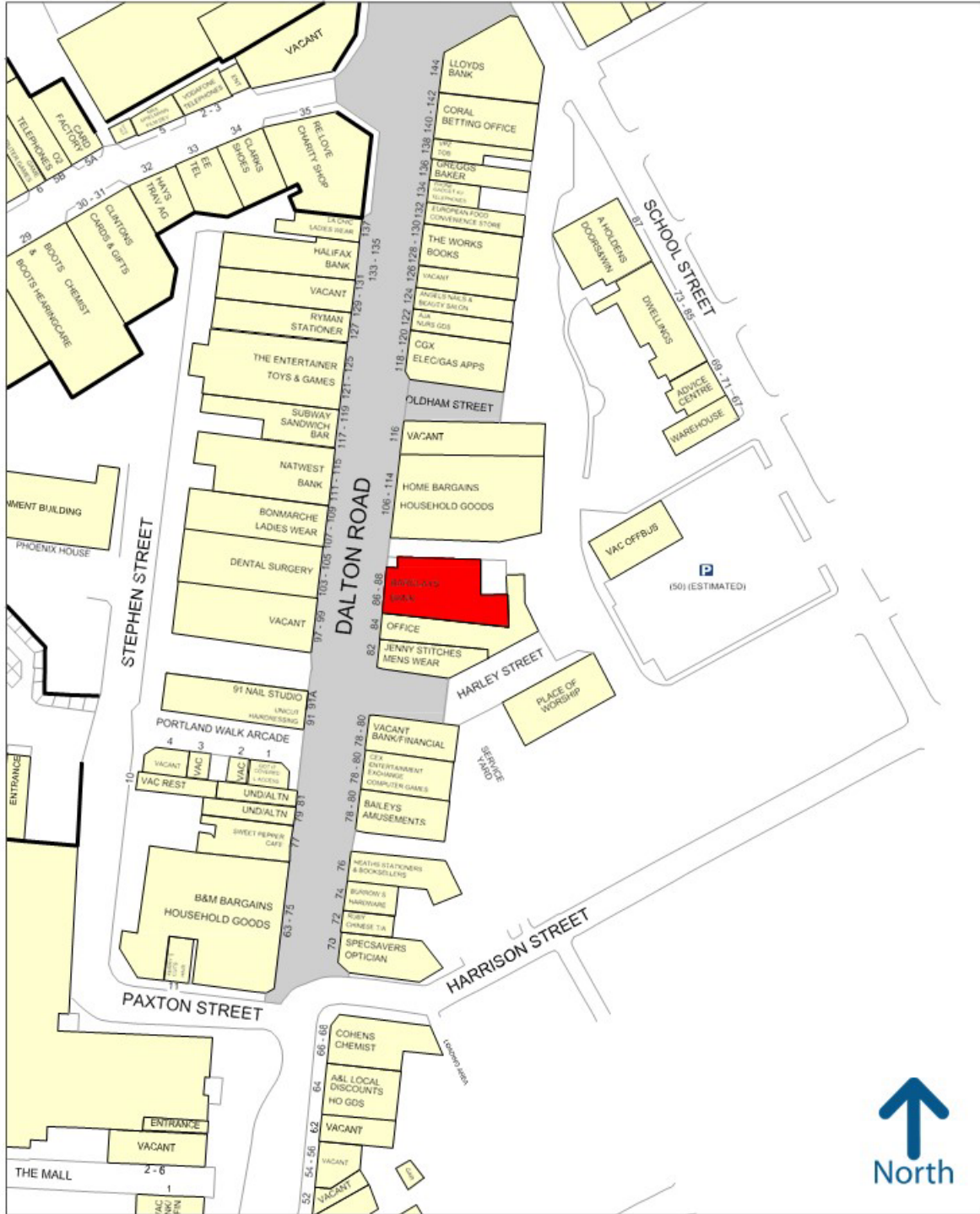
### Anti-money laundering

**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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