

**MODERN TRADE COUNTER/WAREHOUSE TO LET
SHOWROOM/OFFICE USE**

**Unit 2
Andrews Court
Furness Business Park
BARROW-IN-FURNESS
Cumbria
LA14 2UE**



**Excellent location on Furness Business Park, close to BAE Systems
& Furness College**

Barrow-in-Furness is a sub-regional centre situated in southwest 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 widely regarded as being in excess of 120,000. The town's major employer is BAE Systems who are undergoing a rapid recruitment campaign increasing employees in the shipyard working on construction of nuclear submarines benefitting from the AUKUS deal. Associated employment in the supply chain in the Furness area will see up to 20,000 people working in the industry



Location

The property is located on Furness Business Park, just off the A590 trunk road leading into Barrow town centre. Other occupiers in the immediate vicinity include Cumbria Police Divisional Headquarters, NW Total, Furness College, Travelodge, Cumbria Fire & Rescue, Toolstation, Screwfix, Crown Paints, Liberata, Peugeot/Citroen, Ford and a good range of other trade counter occupiers.

Description

The property comprises a modern in-line warehouse unit constructed as a hybrid unit with additional offices at ground and first floors (most recently used as offices and showroom areas) with a warehouse/workshop to the rear, parking to the front, and a secure yard area to the rear.

Accommodation

The property offers the following accommodation:-

Ground floor Gross Internal Area	280.78 sq m	(3,021 sq ft)
First floor Gross Internal Area	138.51 sq m	(1,490 sq ft)
TOTAL GIA	419.29 sq m	4,511 sq ft

The ground floor incorporates entrance/reception area, office, showroom, workshop and accessible WC and kitchen area. The first floor is currently split into 3 separate office/showroom areas.

Terms

The property is available to let on the basis of a new full repairing and insuring lease for a term of 6 years, or longer, subject to 3 yearly rent reviews.

Rent

A commencing rental of £22,500 pa, exclusive of rates, VAT and service charge.

Service charge

There is an estate service charge payable – currently approx. £500 annually plus VAT

Rating Assessment

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

Rateable value £20,500
UBR – 49.9p (2024/2025)

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

Energy Performance Certificate

The property has an energy performance asset rating of 'D-84'.

Services

All mains services are available to the property, including 3-phase electricity. A gas fired boiler provides hot water and heating to the office section.

Legal Costs

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

VAT

The property is registered for VAT and VAT is therefore payable on payments under the terms of the lease.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

Peill & Co Ltd on their behalf and for the sellers or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for guidance of any intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Peill & Co Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. All details, plans, maps and photographs are for identification only and are believed to be correct at the time of printing. Shop occupiers are subject to change.

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.



IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

Peill & Co Ltd on their behalf and for the sellers or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for guidance of any intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Peill & Co Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. All details, plans, maps and photographs are for identification only and are believed to be correct at the time of printing. Shop occupiers are subject to change.



IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

Peill & Co Ltd on their behalf and for the sellers or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for guidance of any intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Peill & Co Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. All details, plans, maps and photographs are for identification only and are believed to be correct at the time of printing. Shop occupiers are subject to change.



IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

Peill & Co Ltd on their behalf and for the sellers or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for guidance of any intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Peill & Co Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. All details, plans, maps and photographs are for identification only and are believed to be correct at the time of printing. Shop occupiers are subject to change.