

# furness GATE

FURNESS BUSINESS PARK BARROW-IN-FURNESS CUMBRIA



HIGH SPECIFICATION

OFFICE SUITES FROM 660 SQ FT (61.3M<sup>2</sup>)

TO 13,200 SQ FT (1,226.2M<sup>2</sup>)

TO LET

A DEVELOPMENT BY  
NORTHERN TRUST COMPANY LIMITED  
IN ASSOCIATION WITH



# furness GATE

THE PREMIER BUSINESS LOCATION IN FURNESS

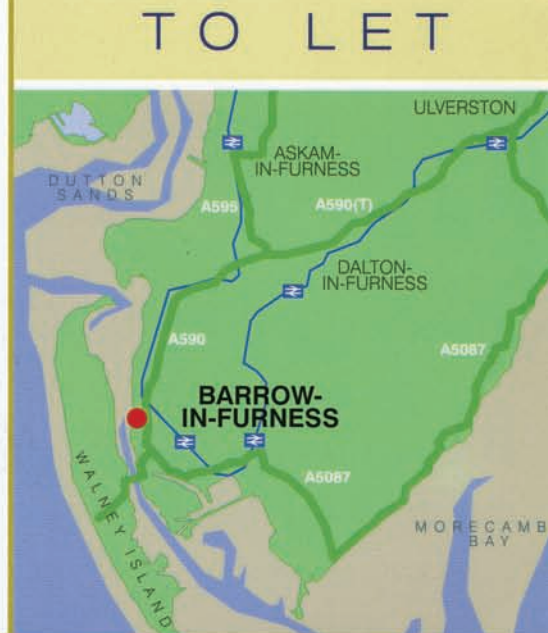
Furness Business Park is the premier business location in the region, prominently situated on the A590 main arterial route to Barrow Town Centre from all parts of Cumbria and from the M6

Furness Gate enjoys a commanding position at the entrance to the Park, located at the corner of the A590 and Ironworks Road.

## HIGH QUALITY DESIGN

Furness Gate is a new three storey office building, available for occupation now and designed to provide prestigious high quality accommodation - suitable for office or high technology business use.

The office suites, also available in whole floors, are fully decorated and carpeted, with the benefits of full gas central heating, acoustic tiled suspended ceilings, quality lighting to category 2 standard and double glazing. Perimeter trunking for power, data and telecoms is standard.



## GRANTS

Barrow offers lower operating costs and can provide one of the best financial assistance packages in the UK, including:-

- SRB - Heart of Barrow Challenge Fund Programme; £5 million of grants over 5 years. Linkstart Grants for new business start ups. Regeneration Grants and Regeneration Loans for capital investment by businesses employing 50 or less.
- Regional Selective Assistance Grants (assisted area status)
- European Community Objective 2 - eligibility for European Regional Development Fund (ERDF), European Social Fund (ESF), and KONVER II grants.

There is also a wide range of other sources of funds; Details on application.



GROUND FLOOR	SQ FT	SQ M
Suite 1	695	64.5
Suite 2	660	61.3
Suite 3	2,260	210.0
Suite 4	660	61.3
<b>TOTAL GROUND FLOOR</b>	<b>4,275</b>	<b>397.1</b>
FIRST FLOOR	SQ FT	SQ M
Suite 5	1,375	127.7
Suite 6	2,260	210.0
Suite 7	660	61.3
<b>TOTAL FIRST FLOOR</b>	<b>4,295</b>	<b>399.0</b>
SECOND FLOOR	SQ FT	SQ M
Suite 8	4,630	430.1
<b>WHOLE BUILDING</b>	<b>13,200</b>	<b>1,226.2</b>

\* All floor areas are approx net internal areas.

- Impressive, tiled entrance foyer with glazed double doors and an entry phone system.
- Lift to all floors.
- Gas fired central heating throughout.
- Kitchens and separate male and female toilet facilities to every floor, disabled toilet facilities on the first floor.
- Double glazing with powder coated aluminium window frames.
- Fully carpeted office suites with category 2 lighting in acoustic tiled suspended ceilings.
- Perimeter trunking for power, data and telecoms.
- Fully surfaced and laid out parking with 53 car spaces
- Landscaped surroundings.

## TERMS

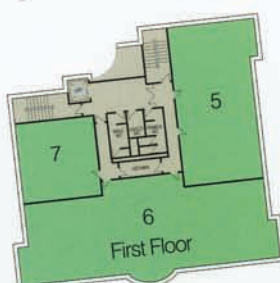
To Let, as a whole, in floors or individual suites, on effectively new full repairing and insuring leases for a negotiable term of years.

## RENT

On application. VAT will be payable on the passing rent at the prevailing rate.

## VIEWING

By appointment with the letting agents.



**WHITTLE JONES**  
CHARTERED SURVEYORS  
**01772 883344**

The Chambers, 53 Guildhall Street, Preston PR1 3NU. Fax: (01772) 883057

**Peill & Co**  
1 KENT VIEW, WATERSIDE, KENDAL  
**01539 727378**

The information given in this advance brochure is for general guidance only. The developers reserve the right to change specifications, floor areas, availability etc without notice during the construction period. June 1999