

# **TO LET**

## **OFFICE PREMISES**

### **62m\_ (665 Sq Ft)**

**SUITE 2  
FURNESS GATE  
BARROW IN FURNESS  
CUMBRIA**

#### **LOCATION**

Furness Gate is situated approximately one mile east of Barrow town centre, and is the Town's premier business location. The Business Park is prominently situated off the A590, the main arterial route from Barrow to all towns in South Cumbria and eventually the M6 motorway.

Furness Business Park has been developed since the early 1990's and provides a mix of industrial, office and studio accommodation in an attractive environment.

## **DESCRIPTION**

The subject suite forms part of a modern detached office premises centred around a communal courtyard which provides ample parking facilities. The accommodation is a ground floor open plan office with modern communications and Category II lighting. There are shared kitchen and toilet facilities on each floor of the 3 storey building.

## **ACCOMMODATION**

The unit has been measured in accordance with the RICS Code of Measuring practice (4<sup>th</sup> Edition) to have a gross internal area of 62m<sup>2</sup> (665 sq ft).

## **RATES**

We have been advised by the Local Authority Business Rates Department that the premises have a Rateable Value of £4,400. The Uniform Business Rates for the financial year 2004/2005 is 45.3 in the £1.

## **TERMS**

The premises are available on a new Internal repairing and insuring lease for a minimum term of three years or multiples thereof at a rental of £5,750 per annum. A service charge will be levied in respect to maintenance of common areas, landscaping, estate lighting and security etc.

## **VAT**

VAT is payable on the rent at the prevailing rate.

## **LEGAL COSTS**

The ingoing tenant is to be responsible for the Landlord's reasonable legal costs incurred in the transaction.

## **VIEWING**

**Strictly by appointment with retained agents, Whittle Jones North West**  
(Tel. 01257 238666)

# **TO LET**

## **OFFICE PREMISES**

**62m\_ (668 Sq Ft)**

**SUITE 4  
FURNESS GATE  
BARROW IN FURNESS  
CUMBRIA**

### **LOCATION**

Furness Gate is situated approximately one mile east of Barrow town centre, and is the Town's premier business location. The Business Park is prominently situated off the A590, the main arterial route from Barrow to all towns in South Cumbria and eventually the M6 motorway.

Furness Business Park has been developed since the early 1990's and provides a mix of industrial, office and studio accommodation in an attractive environment.

## **DESCRIPTION**

The subject suite forms part of a modern detached office premises centred around a communal courtyard which provides ample parking facilities. The accommodation is a ground floor open plan office with modern communications and Category II lighting. There are shared kitchen and toilet facilities on each floor of the 3 storey building.

## **ACCOMMODATION**

The unit has been measured in accordance with the RICS Code of Measuring practice (4<sup>th</sup> Edition) to have a gross internal area of 62m<sup>2</sup> (668 sq ft).

## **RATES**

We have been advised by the Local Authority Business Rates Department that the premises have a Rateable Value of £4,400. The Uniform Business Rates for the financial year 2004/2005 is 45.3 in the £1.

## **TERMS**

The premises are available on a new Internal repairing and insuring lease for a minimum term of three years or multiples thereof at a rental of £5,950 per annum. A service charge will be levied in respect to maintenance of common areas, landscaping, estate lighting and security etc.

## **VAT**

VAT is payable on the rent at the prevailing rate.

## **LEGAL COSTS**

The ingoing tenant is to be responsible for the Landlord's reasonable legal costs incurred in the transaction.

## **VIEWING**

**Strictly by appointment with retained agents, Whittle Jones North West**  
(Tel. 01257 238666)

# **TO LET INDUSTRIAL / WAREHOUSE UNIT**

**367m\_ (3,950 Sq Ft)**



## **UNIT 5B FURNESS BUSINESS PARK BARROW IN FURNESS CUMBRIA**

### **LOCATION**

Furness Business Park is situated approximately one mile east of Barrow town centre, and is the Town's premier business location. The Business Park is prominently situated off the A590, the main arterial route from Barrow to all towns in South Cumbria and eventually the M6 motorway.

Furness Business Park has been developed since the early 1990's and provides a mix of industrial, office and studio accommodation in an attractive environment.

## **DESCRIPTION**

The subject unit forms part of a semi-detached unit centred around a communal courtyard which provides loading and parking facilities. The unit is of traditional portal framed construction with part brick and part metal clad elevations. The roof is of pitched metal cladding incorporating 10% of roof lighting to the production areas. Access to the unit is via a personnel door, whilst loading facilities are provided by an up and over loading door.

Internally, the unit provides integral office accommodation and production space with the benefit of heating, lighting and ancillary staff facilities.

## **ACCOMMODATION**

The unit has been measured in accordance with the RICS Code of Measuring practice (4<sup>th</sup> Edition) to have a gross internal area of 367m<sup>2</sup> (3,950 sq ft).

## **RATES**

We have been advised by the Local Authority Business Rates Department that the premises have a Rateable Value of £11,500. The Uniform Business Rates for the financial year 2004/2005 is 45.6 in the £1.

## **TERMS**

The premises are available on a new full repairing and insuring lease for a minimum term of three years or multiples thereof at a rental of £15,800 per annum. A service charge will be levied in respect to maintenance of common areas, landscaping, estate lighting and security etc.

## **ASSISTANCE**

Barrow in Furness enjoys Assisted Area and European Objective 2 status, with Regional Selective Assistance and other grants available for qualifying applicants. Furness Enterprise are able to provide a total business support package, for other details please telephone 01229 820611.

## **VAT**

VAT is payable on the rent at the prevailing rate.

## **LEGAL COSTS**

The ingoing tenant is to be responsible for the Landlord's reasonable legal costs incurred in the transaction.

## **VIEWING**

Strictly by appointment with retained agents, Whittle Jones North West (tel.01257 238666), or Peill & Co (tel.01539 727378).



**TO LET**  
**INDUSTRIAL / WAREHOUSE UNIT**

**186m\_ (2,002 Sq Ft)**

**Awaiting Photograph**

**UNIT 8B**  
**FURNESS BUSINESS PARK**  
**BARROW IN FURNESS**  
**CUMBRIA**

**LOCATION**

Furness Business Park is situated approximately one mile east of Barrow town centre, and is the Town's premier business location. The Business Park is prominently situated off the A590, the main arterial route from Barrow to all towns in South Cumbria and eventually the M6 motorway.

Furness Business Park has been developed since the early 1990's and provides a mix of industrial, office and studio accommodation in an attractive environment.

## **DESCRIPTION**

The subject provides loading and parking facilities. The unit is of traditional portal framed construction with part brick and part metal clad elevations. The roof is of pitched metal cladding incorporating 10% of roof lighting to the production areas. Access to the unit is via a personnel door, whilst loading facilities are provided by an up and over loading door.

Internally, the unit provides integral office accommodation and production space with the benefit of heating, lighting and ancillary staff facilities.

## **ACCOMMODATION**

The unit has been measured in accordance with the RICS Code of Measuring practice (4<sup>th</sup> Edition) to have a gross internal area of 186m<sup>2</sup> (2,002 sq ft).

## **RATES**

The current Rateable Value can be obtained from the Local Authority, Business Rates Department

## **TERMS**

The premises are available on a new full repairing and insuring lease for a minimum term of three years or multiples thereof at a rental of £8,509 per annum. A service charge will be levied in respect to maintenance of common areas, landscaping, estate lighting and security etc.

## **ASSISTANCE**

Barrow in Furness enjoys Assisted Area and European Objective 2 status, with Regional Selective Assistance and other grants available for qualifying applicants. Furness Enterprise are able to provide a total business support package, for other details please telephone 01229 820611.

## **VAT**

VAT is payable on the rent at the prevailing rate.

## **LEGAL COSTS**

The ingoing tenant is to be responsible for the Landlord's reasonable legal costs incurred in the transaction.

## **VIEWING**

Strictly by appointment with retained agents, Whittle Jones North West (tel.01257 238666), or Peill & Co (tel.01539 727378).

