



TO LET

FURNESS BUSINESS PARK

PETER GREEN WAY, BARROW-IN-FURNESS, LA14 2PE



- **PREMIER BUISNESS LOCATION**
- **GOOD TRANSPORT LINKS**
- **INTEGRAL OFFICE ACCOMODATION**
- **GOOD CAR PARKING / LOADING SPACE**
- **LANDSCAPED SURROUNDINGS**
- **EXCELLENT NEARBY AMENITIES**

WORKSHOP / INDUSTRIAL UNITS
2,002 - 19,810 SQ FT



NORTHERN TRUST

www.ntproperties.co.uk



TRAVEL DISTANCE

	Miles	Mins	Transport
Barrow Town Centre	1.3	5	Drive
Barrow Train Station	0.9	18	Walk
Ulverston	9.1	17	Drive
J36, M6	33	47	Drive

Source: theAA.com

Furness Business Park

Peter Green Way, Barrow-In-Furness



DESCRIPTION

Furness Business Park was constructed in the early 1990's and comprises a range of detached, semi-detached and terraced industrial units totalling 107,164 sq ft. There are 14 units ranging in size from 2,002 - 19,810 sq ft. Access to the units are via a personnel door, whilst loading facilities are provided by and up and over loading door. Internally the units provide integral office accommodation and production space with heating, lighting and ancillary staff facilities. The units are constructed of traditional portal frame with part brick and part metal clad elevations. The roofs are of pitched metal cladding incorporating 10% of roof lighting to the production areas.

Externally the units are set within landscaped surroundings and offer good parking provision and loading facilities.

SPECIFICATION

- Premier business location
- Good transport links
- Excellent nearby amenities
- Integral office accommodation
- Good car parking / loading space
- Flexible terms
- Up and over loading doors
- Landscaped surroundings

EPC

The EPC ratings on the available units range from C58. Copies of individual EPC's are available on request.

LOCATION

Furness Business Park is positioned in a well-established industrial area in Barrow-in-Furness, adjacent to the Furness Gate office scheme. Barrow is a town and borough in Cumbria, situated at the tip of the Furness peninsula on the north-western edge of Morecambe Bay. The Business Park is accessed off Peter Green Way, which provides direct access to the A590 Walney Road / Ironworks Road, Barrow's principal road. This runs to Barrow from the M6 motorway via the southern Lake District and Ulverston. Just north of Barrow is the southern terminus of the A595, linking the town to West Cumbria. Barrow-in-Furness railway station is located just over 1 mile away from the estate and provides connections to Whitehaven, Workington and Carlisle to the north, via the Cumbrian Coast Line and to Ulverston, Grange-Over-Sands and Lancaster to the east, via the Furness line.

The Business Park benefits from excellent local amenities with Hindpool Retail park, Tesco Superstore and the town centre all within a mile providing a range of retail outlets, shops and eateries. In addition Vue Cinemas is less than 10 minutes' walk away, and Premier Inn Hotel is only 0.5 miles away.

VIEWING / FURTHER INFO

For further information or to arrange a viewing, please contact Northern Trust on 01257 238666.



Lynton House • Ackhurst Business Park • Foxhole Road • Chorley • PR7 1NY

northwest@northerntrust.co.uk

MISREPRESENTATION ACT: Northern Trust and their joint agents (if applicable) on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessees shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by Northern Trust or their joint agents (if applicable) has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Northern Trust. May 2024. Designed and produced by Creativeworld Tel: 01282 858200.