

LA14 2PE

# INDUSTRIAL

UNIT 8B, FURNESS BUSINESS PARK, BARROW

  
NORTHERN TRUST  
INVESTMENT | DEVELOPMENT | REGENERATION

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# INDUSTRIAL



- Steel portal frame
- Part brick and metal clad elevations
- Up and over loading door
- Access to unit via a personnel door
- Integral office accommodation and production space
- Heating, lighting and ancillary staff facilities
- Loading and car parking areas



 INDUSTRIAL

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## 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 was constructed in the early 1990's and provides a mix of industrial, office and studio accommodation in an attractive environment.



## DESCRIPTION

The unit provides loading and parking facilities. The unit is traditional portal frame 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.

## TERMS

The premises are available on a new full repairing and insuring lease for a minimum term of three years or multiples thereof. A service charge will be levied in respect of 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.

## VIEWING

Please contact Joyce Westwell of Whittle Jones North West on 01257 238666 or Peill and Company on 01539 727378.

## RATES

For information on Rateable Value or rates payable contact the Local Borough Council, Business Rates Department or alternatively you could obtain information from the Valuation Website which is [www.voa.gov.uk](http://www.voa.gov.uk).

## INDUSTRIAL

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June 2009.

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