

# ULVERSTON

ULVERSTON BUSINESS CENTRE  
25 NEW MARKET STREET

FULLY REFURBISHED FIRST FLOOR OFFICE SUITE ABLE TO  
INCORPORATE SPECIFIC TENANT'S REQUIREMENTS

## TO LET

**Net Floor Area: 361.38 sq m (3890 sq ft)**  
**Flexible Terms Available**



## LOCATION

Ulverston is a popular market town located on the Furness peninsular with a resident population circa 12,000. The town is approximately 30 miles west of the M6 motorway (junction 36) and some 8 miles north of the commercial centre of Barrow in Furness.

The building in which the offices are housed occupies a good central location within the town, surrounded by a mix of other professional office users including solicitors, accountants and insurance brokers.

## DESCRIPTION

First floor offices within a recently refurbished building with an attractive frontage to New Market Street. The second floor comprises a successful business centre for small office users. The accommodation provides:-

- Open plan or secular office accommodation as per the plan attached.
- Secure accommodation with entry phones for visitor admission.
- Coded access control for tenants and CCTV monitoring of common parts.
- On site Manager

## SERVICES

- Mains water, electricity and drainage are provided.
- Central heating by means of individually controlled ceiling mounted heating units (in the process of being upgraded to provide comfort cooling during the latter part of the year).
- Perimeter trunking and broadband facility.

## LEASE TERMS

The accommodation is available to let on a new effectively full repairing and insuring lease administered by way of a service charge at rentals from **£10 psf pa** exclusive of rates and VAT, which will be payable quarterly in advance.

## RATING ASSESSMENT

To be reassessed.

## VAT

The building is registered for VAT and VAT will be charged on rent and other outgoings.

## COSTS

Each party will bear their own legal costs incurred in the transaction.

## VIEWINGS

Strictly by appointment through the joint agents:-

Margaret Bushnell, Carigiet Cowen  
Telephone: 01228 635003  
Email mbushnell@carigietcowen.co.uk

Or

Pete Nicholson, Peill & Co  
Telephone: 0845 450444  
Email pete@peill.com

**Details amended  
November 2009**

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