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LET**



## PROMINENTLY SITUATED OFFICES

102.4 m<sup>2</sup> ( 1,102 ft<sup>2</sup> ) — 1,424.6 m<sup>2</sup> ( 15,334 ft<sup>2</sup> )

**Furness House**  
**Duke Street/Dalton Road**  
**Barrow In Furness**  
**LA14 1HL**

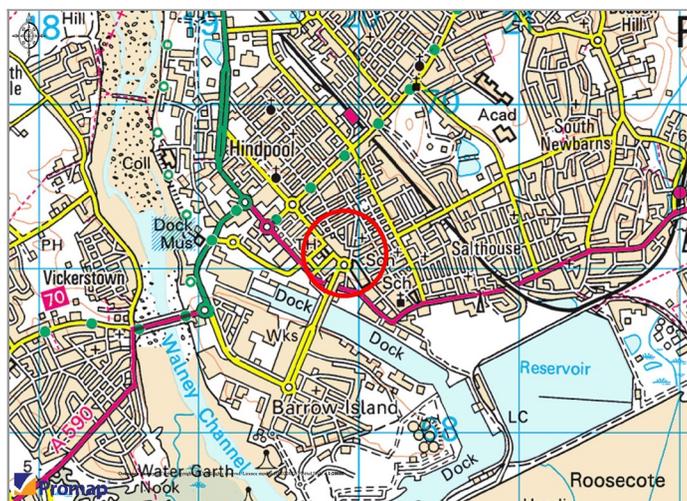
- Centrally located
- Arranged over 5 floors
- Available as a whole or in part
- Flexible terms available

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## Location

Barrow in Furness is an established regional centre in South West Cumbria drawing from nearby towns including Ulverston, Millom, Askam and Dalton and thus benefiting from a catchment population of 100,000. The subject premises are prominently situated fronting Schneider Square at the junction of Duke Street and Dalton Road in the heart of the town.

## Description

The offices are available either as a whole or a floor by floor basis or part of individual floors. A ground floor reception area fronting Duke Street provides both stairwell and passenger lift access to each floor.

The offices are predominantly open plan in nature being carpeted and having suspended ceilings incorporating Cat II lighting. IT networking via perimeter trunking is also in-situ with each floor benefiting from kitchenette and WC facilities. Car parking is available nearby.

## Accommodation

The accommodation extends to the following approximate net internal areas (NIA).

|                        | m <sup>2</sup>  | ft <sup>2</sup> |
|------------------------|-----------------|-----------------|
| Ground floor reception | 66.54           | 716             |
| First floor            | 102.42          | 1,102           |
| Second floor           | 308.71          | 3,323           |
| Third floor            | 313.29          | 3,372           |
| Fourth floor           | 310.91          | 3,347           |
| Fifth floor            | 322.69          | 3,474           |
| <b>Total NIA</b>       | <b>1,424.56</b> | <b>15,334</b>   |

## Services

All mains services are available to, or in the vicinity of, the premises.

## Rating Assessment

The accommodation, as a whole, currently has a rating assessment of £67,500. Interested parties are however, advised to make their own separate enquiries of the Local Rating Authority, Barrow Borough Council (tel. 01229 406175).

## Planning

We understand that Furness House has an existing permitted use under Class B1 (Business) of the Use Classes Order 2010.

Parties are, however, recommended to make their own separate enquiries with the Local Planning Authority, Barrow Borough Council (tel. 01229 876543).

## Tenure

The offices are available by way of new internal repairing leases on terms to be agreed and are available as a whole or in part.

## Asking Rental

£7 per ft<sup>2</sup>. The Landlord would, however also be willing to refurbish the accommodation subject to the terms agreed.

Office suites may also be available on an inclusive rental basis, subject to the agreement of other lease terms.

## Service Charge

A service charge may be payable on a proportionate basis towards the maintenance and repair of the common areas and the services provided by the Landlord.

## Energy Performance Certificate

A copy of the Energy Performance Certificate is available on request, reference number 0960-0310-4079-9525-2006.

## Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

## Legal Costs

The incoming tenant is to be responsible for the Landlords legal costs incurred in this transaction.

## VAT

All rentals and outgoings where quoted are exclusive of, but will be liable to, VAT at the standard rate.

## Enquiries

For further information contact the sole agents, **Eckersley**

Telephone: 01772 883388

Contact: Mary Hickman

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