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## REFURBISHED OFFICE ACCOMMODATION

595.5 m<sup>2</sup> ( 6,410 ft<sup>2</sup> )

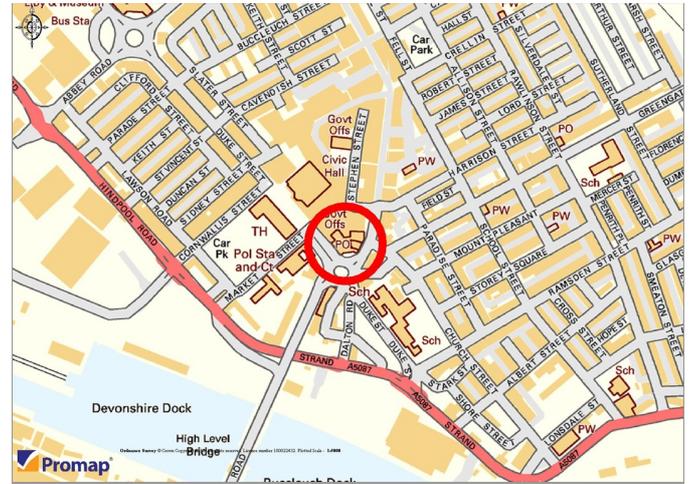
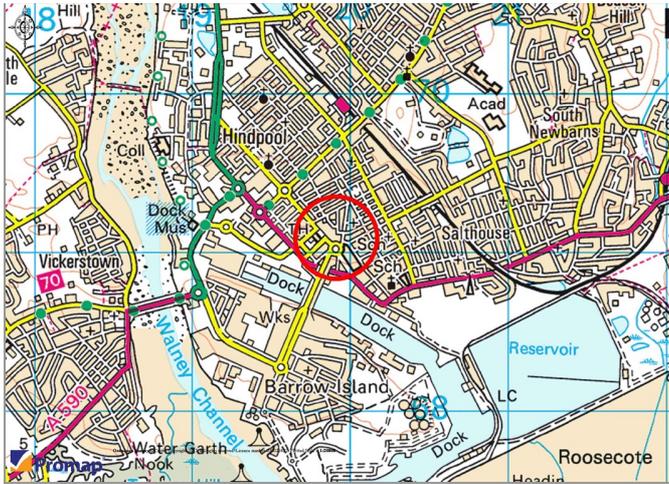
**First Floor Office Suite**  
**Schneider Square**  
**Barrow in Furness**

- Centrally located
- Recently refurbished
- Self-contained office suite
- 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.

## Description

A self-contained office suite accessed directly from Schneider Square.

The accommodation has recently been refurbished benefiting from a suspended ceiling incorporating Category II lighting and being carpeted and decorated throughout.

The suite provides flexible, open plan accommodation which could be split if so required.

## Accommodation

The accommodation extends to an approximate net internal area of 595.5 m<sup>2</sup> (6,410 ft<sup>2</sup>).

## Services

We understand all mains services are available in the vicinity or are connected to the property.

## Planning

We understand that the premises have an existing use under Class B1 of the Use Classes Order 2010.

Interest parties should, however, make their own separate enquiries with the local Planning Authority, Barrow Borough Council (tel. 01229 876543).

## Rating Assessment

The office suite is yet to be separately assessed by the Valuation Office.

## Tenure

The offices are available by way of new internal repairing lease on terms to be agreed.

## Asking Rental

On application.

Our clients may also be willing to let the accommodation on an inclusive rental basis, subject to the agreement of 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, subject to the other terms agreed.

## 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.

## Energy Performance Certificate

**Energy Performance Certificate** HM Government  
 Non-Domestic Building

FIRST FLOOR OFFICES ACCESS BETWEEN 8 DUKE STREET AND 4 DALTON ROAD  
 Furness House  
 Dalton Road  
 The Mall  
 BARROW-IN-FURNESS

Certificate Reference Number: 0522-0237-1179-5806-7002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**

More energy efficient

A+ 0-25  
 A 26-50  
 B 51-75  
 C 76-100  
 D 101-125  
 E 126-150  
 F Over 150  
 Less energy efficient

Net zero CO<sub>2</sub> emissions

88 This is how energy efficient the building is.

**Technical Information**

Main heating fuel: Grid Supplied Electricity  
 Building environment: Heating and Natural Ventilation  
 Total useful floor area (m<sup>2</sup>): 938  
 Building complexity (NOS level): 3  
 Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 72.92

**Benchmarks**

Buildings similar to this one could have ratings as follows:

28 If newly built  
 75 If typical of the existing stock

**Green Deal Information**

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

## VAT

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

## Enquiries

Further information via the sole agents, **Eckersley**

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