

**FLEXIBLE MODERN  
OFFICE ACCOMMODATION**

College House, Duke Street, Barrow-in-Furness



On-site car parking

On-site security, daytime reception/concierge

New on-site day nursery open.

Modern communications technology including availability of Broadband

Lift serving all floors

**Rent on application**

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BUILDING DESIGN · SURVEYS · DILAPIDATIONS · PARTY WALL MATTERS · CONTRACT ADMINISTRATION  
SOCIAL HOUSING · ASSET MANAGEMENT · VALUATIONS · RENT REVIEW · LEASE RENEWALS

# College House, Duke Street, Barrow in Furness, LA14 1NB

## Description

College House has been partially refurbished and further space is now available which will be refurbished to meet new occupiers' requirements.

The base specification includes:

- Modern office standard
- Painted plaster walls and suspended ceilings
- Cat II lighting
- WC facilities to BS 6465 Part 1 to satisfy office requirements
- On-site security, with manned reception desk
- Perimeter trunking and cabling available to tenants requirements
- Availability of Broadband (subject to connection)
- On-site car parking

A new nursery and crèche facility is operational within the building.

## Location

Barrow-in-Furness is situated in south west Cumbria with a resident population of approximately 75,000, but which draws on a much wider catchment incorporating surrounding towns and villages with a population in excess of 120,000.

The town lies on the A590 trunk road some 34 miles from Kendal, 8 miles from Ulverston and 23 miles from Windermere.

The property has prominent frontage to Duke Street, one of the main approaches into the town centre. The building is located between Furness Business Park and the town centre, with retail, leisure and transport facilities within easy walking distance.

There is a landscaped garden area to the front of the building. The property is adjacent to the Hindpool Urban Park.

## Business Rates

To be re-assessed on division of the accommodation.

## Services

A service charge will be levied to cover common services such as heating, lighting, cleaning and maintenance of common parts, plus insurance for the building.

## Terms

Flexible terms available.

The accommodation is available for a term to be agreed subject to periodic rent reviews.

## Rent

Rental levels will be dependent on specification and the overall area of offices taken. Further information is available on request.

## VAT

The building is registered for VAT which will be payable on rents and other payments under the terms of the lease.

## Viewing

By arrangement only through Paul Evans, Hyde Harrington. Tel: 01539 740500.

Particulars updated May 2011 10494

### IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property.
2. Plans are not to scale, are for guidance only and do not form part of any contract.
3. Services and any appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the vendor or Hyde Harrington.
5. Measurements are approximate and must not be relied upon. Maximum approximate room sizes are generally given, to the nearest 0.1 metre. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metre. For convenience, an approximate imperial equivalent is also given.
6. Only those items referred to in the text of these particulars are included.
7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.

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## Availability Schedule

Floor	Room No.	Area	
<b>Ground</b>	035	41.9 sq m (451 sq ft)	
	036	3.2 sq m (34 sq ft)	
	037	4.5 sq m (48 sq ft)	
	038	27.7 sq m (298 sq ft)	
	039	4.8 sq m (52 sq ft)	
	040	14.8 sq m (159 sq ft)	
	041	18.6 sq m (200 sq ft)	
	042	161,6 sq m (1,739 sq ft)	
		<b>277.1 sq m (2,982 sq ft)</b>	
	<b>First</b>	101	42.5 sq m (457 sq ft)
		102	3.0 sq m (32 sq ft)
103		9.4 sq m (101 sq ft)	
104		17.0 sq m (182 sq ft)	
105		6.2 sq m (66 sq ft)	
106		15.2 sq m (163 sq ft)	
107		25.6 sq m (275 sq ft)	
108		34.0 sq m (365 sq ft)	
109		32.4 sq m (348 sq ft)	
110		44.6 sq m (480 sq ft)	
111		21.7 sq m (235 sq ft)	
112		21.0 sq m (226 sq ft)	
113		44.9 sq m (483 sq ft)	
114		43.7 sq m (470 sq ft)	
115		11.4 sq m (122 sq ft)	
116		9.0 sq m (96 sq ft)	
117		20.6 sq m (221 sq ft)	
118		35.9 sq m (386 sq ft)	
119		44.2 sq m (475 sq ft)	
120		44.1 sq m (474 sq ft)	
121		8.6 sq m (92 sq ft)	
	<b>535 sq m (5,758 sq ft)</b>		

loor	Room No.	Area
<b>Second</b>	206	42.6 sq m (459 sq ft)
	207	42.7 sq m (459 sq ft)
	208	42.9 sq m (461 sq ft)
	209	43.0 sq m (462 sq ft)
	210	42.2 sq m (454 sq ft)
	211	91.0 sq m (979 sq ft)
	212	33.3 sq m (358 sq ft)
	213	44.8 sq m (482 sq ft)
	214	9.3 sq m (100 sq ft)
	215	8.8 sq m (94 sq ft)
	216	6.0 sq m (64 sq ft)
	217	54.6 sq m (587 sq ft)
	218	255.8 sq m (2,753 sq ft)
	219	16.9 sq m (181 sq ft)
		<b>733.9 sq m (7,900 sq ft)</b>
<b>Third</b>	304	44.5 sq m (478 sq ft)
	305	211.8 sq m (2,280 sq ft)
	306	12.9 sq m (138 sq ft)
	307	18.6 sq m (200 sq ft)
	308	10.7 sq m (115 sq ft)
	309	19.8 sq m (213 sq ft)
	310	165.3 sq m (1,780 sq ft)
		<b>483.6 sq m (5,205 sq ft)</b>
	<b>Total</b>	<b>2,029.6 sq m (21,846 sq ft)</b>

*You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk).*

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