

# Barrow-in-Furness *College House*

Duke Street LA14 1NB

## Flexible modern office space



College House provides modern, open plan office space in flexible suites from 100 sq m to 1,328 sq m.

## To Let on New Leases up to 14,500 sq ft to let 22,500 sq ft already let

- Offices from 100 sq m (1000 sq ft) - 1,328 sq m (14,500 sq ft)
- Cafe available to let
- On-site car parking
- Flexible refurbished accommodation
- On site security
- Daytime reception/concierge
- Modern communications technology including availability of broadband
- Modern lift serving all floors





# College House

## Tenancy and availability details

### Ground Floor

Suite 0.1	NHS Furness Suite	
Suite 0.2	NHS React	
Suite 0.3	NHS D&A Team	
Suite 0.4	NHS Community Gym	
Cafe	To let	2,990 sq ft (277.8 sq m)

### First Floor

Suite 1.1	Bala Technology	
Suite 1.2	Morecambe Bay PCT	
Suite 1.3	Impact Housing Association	
Suite 1.4	NHS	
Suite 1.5	To let	1,438 sq ft (133.6 sq m)

### Second Floor

Suite 2.1	To let	5,991 sq ft (556.6 sq m)
Former Gym	To let	3,879 sq ft (360.4 sq m)

### Third Floor

Suite 3.1	Ufindus.com	
Suite 3.2	Holiday Experts Ltd	
Suite 3.3	Ufindus.com	
Suite 3.4	O2	

<b>Total area</b>	<b>To let</b>	<b>14,298 sq ft (1328.4 sq m)</b>
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## Location

Barrow-in-Furness is a sub-regional centre 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 the M6 motorway at Junction 36, 33 miles from Kendal, 8 miles from Ulverston and 23 miles from Windermere. Major employers include BAE Systems, Kimberley Clark, CCW Corporation, Oxley Developments and Glaxo Wellcome.

The property has a prominent frontage to Duke Street, one of the main approaches to Barrow 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.

## Environment

Barrow-in-Furness is situated on the south west tip of Cumbria, a short distance from the Lake District National Park and offers a range of quality housing, leisure and educational facilities. Housing is available in town and rural locations, with a large number of attractive villages on the Furness Peninsula.

## 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:

- Good modern office standard
- Painted plaster walls & 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 & cabling available to tenants' requirements
- Availability of broadband (subject to connection)
- On-site car parking

## VAT

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

## Rating Assessment

To be re-assessed on division of 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.

## Rents

Rental levels will be dependent on specification and the extent of offices taken and further information is available from the letting agents (Simon Adams dealing)..

## Assistance

Barrow is an assisted area, having intermediate area status and various discretionary grants may be available to qualifying companies. The local Enterprise Company, Furness Enterprise are willing to offer free advice to assist in applications to Government for grant assistance and further information is available from Furness Enterprise on 01229 820611 or [www.furnessenterprise.co.uk](http://www.furnessenterprise.co.uk)



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**Peill & Co - Simon Adams dealing**  
**1 Kent View, Kendal**  
**Cumbria LA9 4DZ**

**fax: 01539 732 507**  
**e: [kendal@peill.com](mailto:kendal@peill.com)**

