



To Let

**Low Mill Business
Park, Ulverston,
Cumbria, LA12 9EE**

5,306 Sq Ft | 492.93 Sq M

£40,000 per annum exclusive

- Large Open Plan Warehouse with Mezzanine Level
 - Secure Gated Yard to front
 - Self Contained Office Block with Separate Store
 - Warehouse with Mezzanine GIA: 4031sq ft
 - Office Block: 1275sq ft
- To Let: £40,000 per annum plus VAT



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Description

This is an opportunity to rent a large modern warehouse unit with roller shutter access to the front, together private access. The property also offers a good sized secured gated yard area to the front. Large open plan warehouse space which internally currently has the benefit of a 5 tonne overhead gantry crane, which can be left within the premises if required. Excellent eaves height at 9m. The property has the benefit of 3 phase electricity. Stairs to the rear of the property lead to a small mezzanine office level, together with kitchenette facilities/brew room and wash area. The property has most recently been used for the fabrication of metal works however due to the size the unit would be suitable for a variety of industrial/workshop uses. Adjacent to the unit but also situated within the yard space there is an excellent modern detached office block. Offering two cellular offices within, reception area, kitchen and WC facilities. It also offers a further separate storage facility with roller shutter access.

Location

Located on the established Low Mill Business Park, in Ulverston. Low Mill Business Park offers a range of occupiers including Accurate Machinery, Boardman and TT Shaw Ltd.

Accommodation

Area	SO FT	SO M
Workshop	3,224	299.51
Mezzanine	807	74.97
Offices inc Garage	1275	118.45
Total	5,306	492.93

Services

We understand that mains water, drainage and electricity are laic on to the property. There is no gas at the property.

EPC

Energy Performance Asset Rating: TBC

Terms

The property is available to let for a minimum period of 6 years on a new FRI lease at an asking rent of £40,000 plus VAT. The landlord levies the right to issue a service charge on the property in the future.

Business Rates

The property is yet to the assessed for Business Rates.

Legal Costs

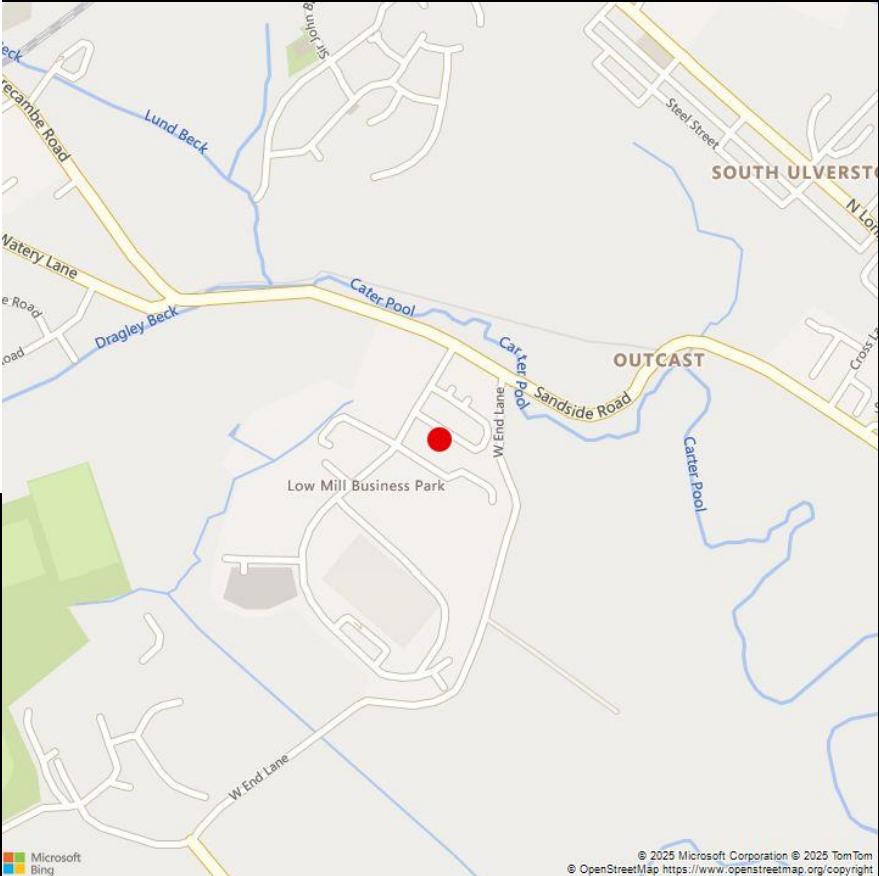
Each party will be responsible for their own legal costs incurred in the transaction.

VAT

VAT is payable on the rent.



Money Laundering In order to comply with 2017 Anti-money Laundering Regulations we are required to verify the identity of any proposed ingoing tenants or purchasers.



Contact agent

Caroline Hayton

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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 DM Hall.
 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 the 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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CHARTERED SURVEYORS



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