

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



Momentum Business Gifts Ltd Duddon Road

Askam-In-Furness, LA16 7AN

Plus Vat £1,800,000



0



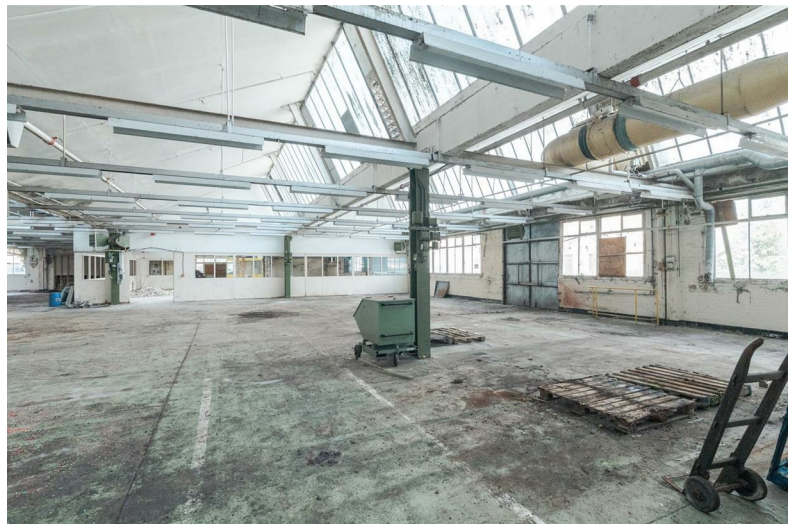
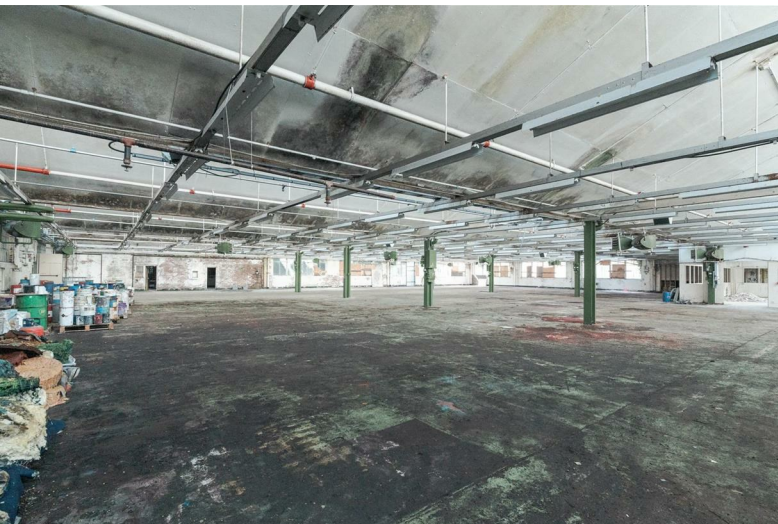
2



0



Momentum Business Gifts Ltd Duddon Road



Description

An exceptional opportunity to acquire a substantial purpose built detached commercial facility extending to approximately 83,300 sq ft, occupying a well connected location with excellent transport links to Barrow in Furness, Ulverston, and the M6 motorway which is approximately 45 minutes away. A local railway station is also within easy reach. The building offers predominantly open plan accommodation, providing outstanding flexibility for a variety of commercial operations. The premises benefit from a comprehensive range of services and infrastructure, including mains gas, water and drainage, three-phase electricity, an internal busbar distribution system, and a dedicated on site electrical transformer, making it particularly well suited to businesses with significant power requirements. Externally, the site provides parking for approximately 50 vehicles, together with generous circulation space for commercial vehicles and day to day operations. The owner may also consider rental proposals, offering additional flexibility for prospective occupiers.

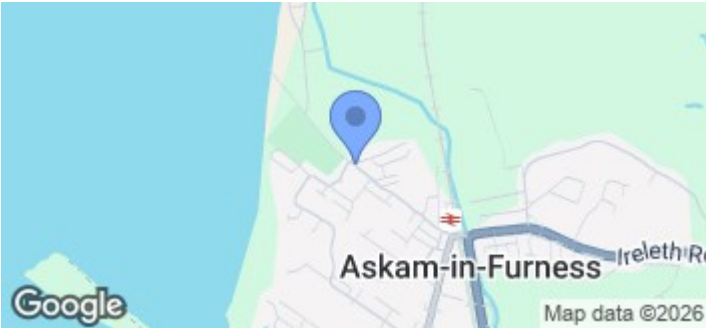
- Purpose built detached commercial premises
- Three phase electricity
- Parking for approximately 50 vehicles
- Rental proposals may be considered
- Vacant possession
- Approximately 83,300 sq ft
- Dedicated on site electrical transformer
- Internal Electric Busbar System
- Suitable for a wide variety of industrial, manufacturing, warehousing and distribution uses
- Current rateable value £81,000





Floor Plan

Area Map



Hybrid Map



Corrie and Co aim to sell your property at the best possible price in the shortest possible time. We have developed a clear marketing strategy to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

