



Commercial Building and Land Ironworks Road

Barrow-In-Furness, LA14 2PG

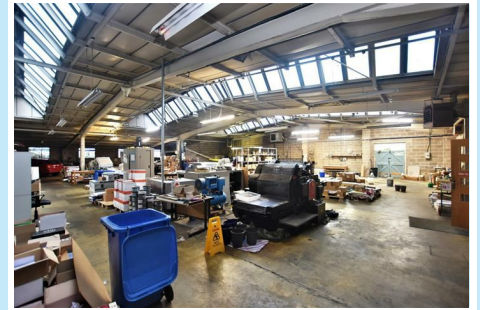
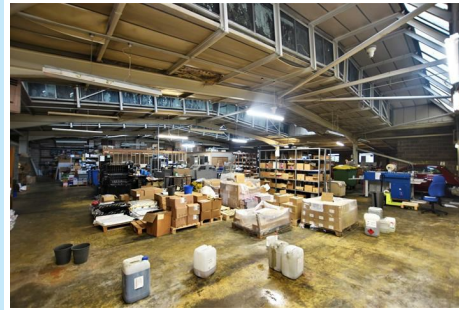
Offers In The Region Of £1,250,000



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FOR SALE DUE TO RELOCATION

Substantial, freehold detached commercial premises of approx. 10,000 sqft, site area 1.34 acres. Property is largely open plan workshop of 30x30 sqm / 900sqm / 9,600 sqft. Reception/office of 32ft / 10m - facing the front, two offices, store, WC's and kitchenette. Exciting location, prominent arterial road frontage on business/retail park. Premier Inn to rear adjacent to Tesco, BAE facility and Hollywood park opposite. Front apron and in/out vehicle access, parting and to side, good/open land. Only for sale due to relocation. All enquiries in confidence to Corrie and Co Commercial.

Good access to this commercial detached property, with a prominent location, close to Tesco, BAE, Hollywood park, Premier Inn etc. Vehicle and pedestrian access with the apron area to the front, and the busy twin carriageway.

Reception / Office

32'9" x 14'1" (10.0 x 4.30)

With three windows and door, all front facing. Block walling, suspended ceiling and fluorescent lights, two radiators, power points and telephone point. Internal door.

Inner Hall / Corridor

extends to 26'10" (extends to 8.20)

Double radiator, lighting and smoke alarm.

Office

18'4" x 10'2" (5.60 x 3.10)

With two UPVC double glazed windows to the front. Suspended ceiling and height of 2.60, concrete floor, fluorescent lights, power points and telephone point. Twin internal door.

Store

of 9'10" x 5'10" (of 3.0 x 1.80)

With UPVC double glazed window and a radiator.

Office

12'9" x 13'9" (3.90 x 4.20)

With UPVC double glazed window to the front. Suspended ceiling, fluorescent lights, radiator, power and telephone points.

Workshop

overall 95'1" x 98'5" (overall 29.0 x 30)

A versatile room with external side doors, largely open plan with block walling, concrete floor, inclined panel roof and sky light panes, numerous fluorescent lights, gas convector heaters, electric and three phase integral "plate" room with partitioned walls, sink with water heater. Integral office with internal windows to the workshop, ample power, data and telephone points. External doors and window. Integral workshop area to the side/rear with roller shutter door and UPVC single door. Two windows, concrete floor, internal twin doors to the workshop. Accessed within the workshop, both gents/ladies cloaks/WC facilities, staff/rest room with sink, radiator, gas Potterton boiler.

Exterior

A freehold individual property with prominent frontage to the road. Concrete/tarmac front apron area with both in/out vehicle access points to the 'one way' dual carriageway. Land to the side (adjoins Premier Inn), concrete/tarmac 'wrap-around' land for all commercial uses.

Garage

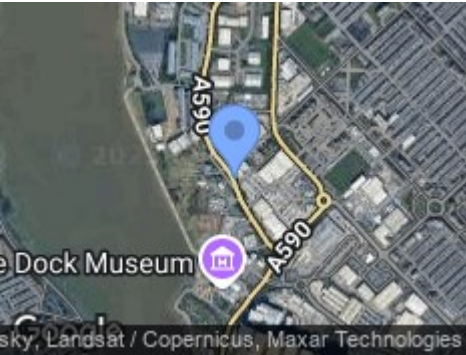
A brick built double garage, located to the side of the main building.



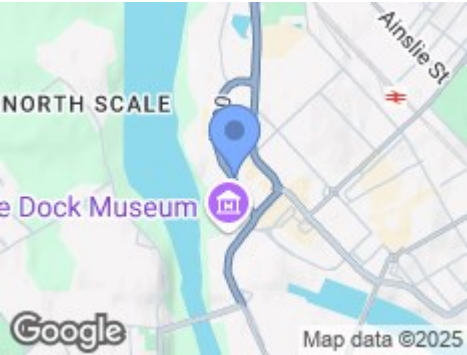
Road Map



Hybrid Map



Terrain Map



Floor Plan

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.

