

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



County Park Road

Barrow-In-Furness, LA14 4BQ

Plus Vat £5,000,000



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Plus Vat £5,000,000



Most valuable, prominent and secure commercial freehold site extending to five acres, offered with vacant possession. The property occupies a highly accessible position with direct access from the A590, the principal arterial route into Barrow-in-Furness.

The site comprises a modern detached commercial building extending to approximately 16,743 sq ft / 1,565 sqm, open store of 9,677 sq ft / 904 sq m, together with a secure fenced site extending to approximately 1.44 acres, incorporating a tarmac surfaced yard, parking and HGV access. There is also enclosed adjacent undeveloped land extending to approximately 3.62 acres, providing further space and flexibility.

The substantial concrete yard to the front provides convenient vehicle access, parking and space for trade vans, with an extensive side yard continuing to the rear and offering ample access for HGVs. Further external features include lighting, CCTV and an EV charging point.

Reception

28 x 6 (8.53m x 1.83m)

Warehouse

91'10" x 98'5" (28 x 30)

Adjacent Workshop

91'10" x 20'8" (28 x 6.30)

First Floor

Sales / Display Area

extending to 55'9" (extending to 17)

Office

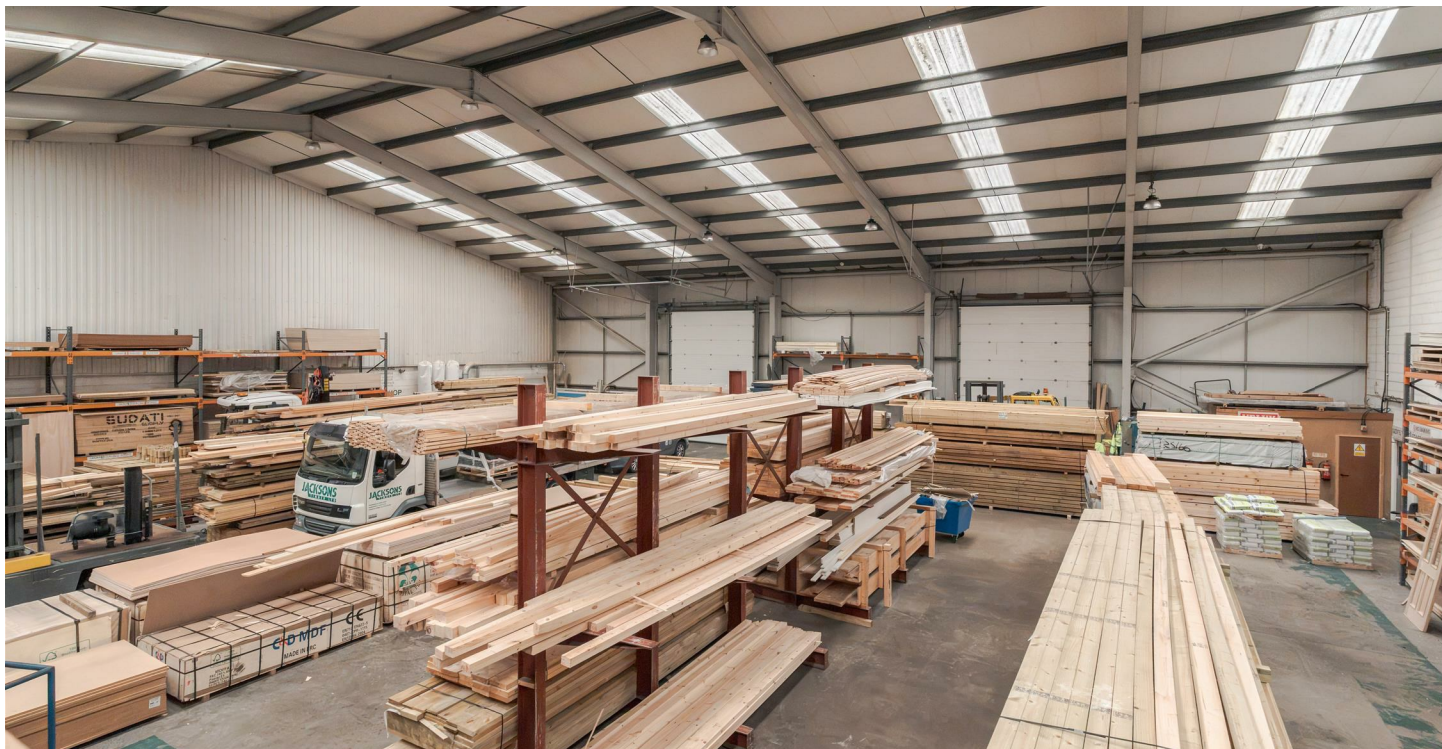
19'8" x 10'2" (6 x 3.10)

Store Room

22'11" x 11'5" (7. x 3.5)

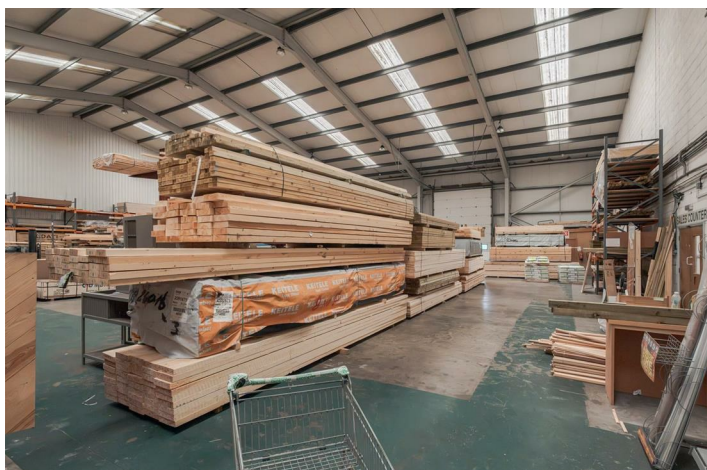
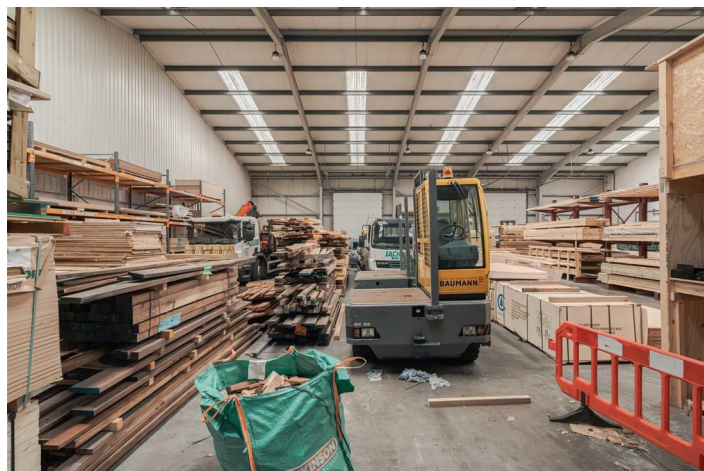
Open Store

118'1" x 65'7" (36 x 20)

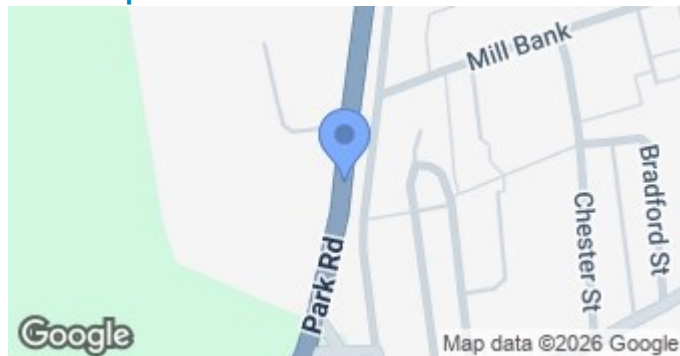


- Purpose built detached commercial premises
 - Three sided open store of 9,677 sq ft
 - Parking for vehicles and HGV access
- Suitable for a wide variety of industrial, manufacturing, warehousing, and distribution uses
 - Rateable value £105,000

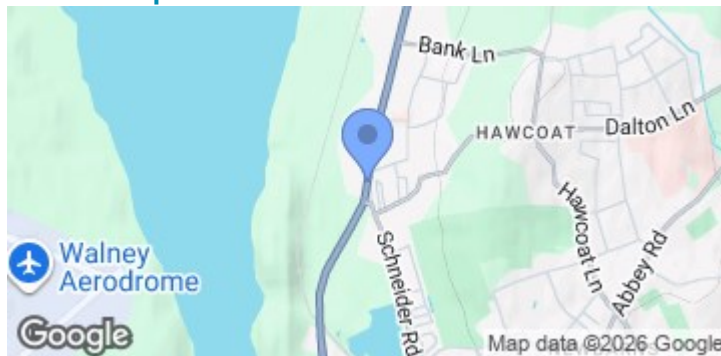
- 16,743 sq ft modern building
 - Overall site of 5.0 Acres
- Land registry title CU number 4335
 - Freehold and vacant possession
- EPC - B



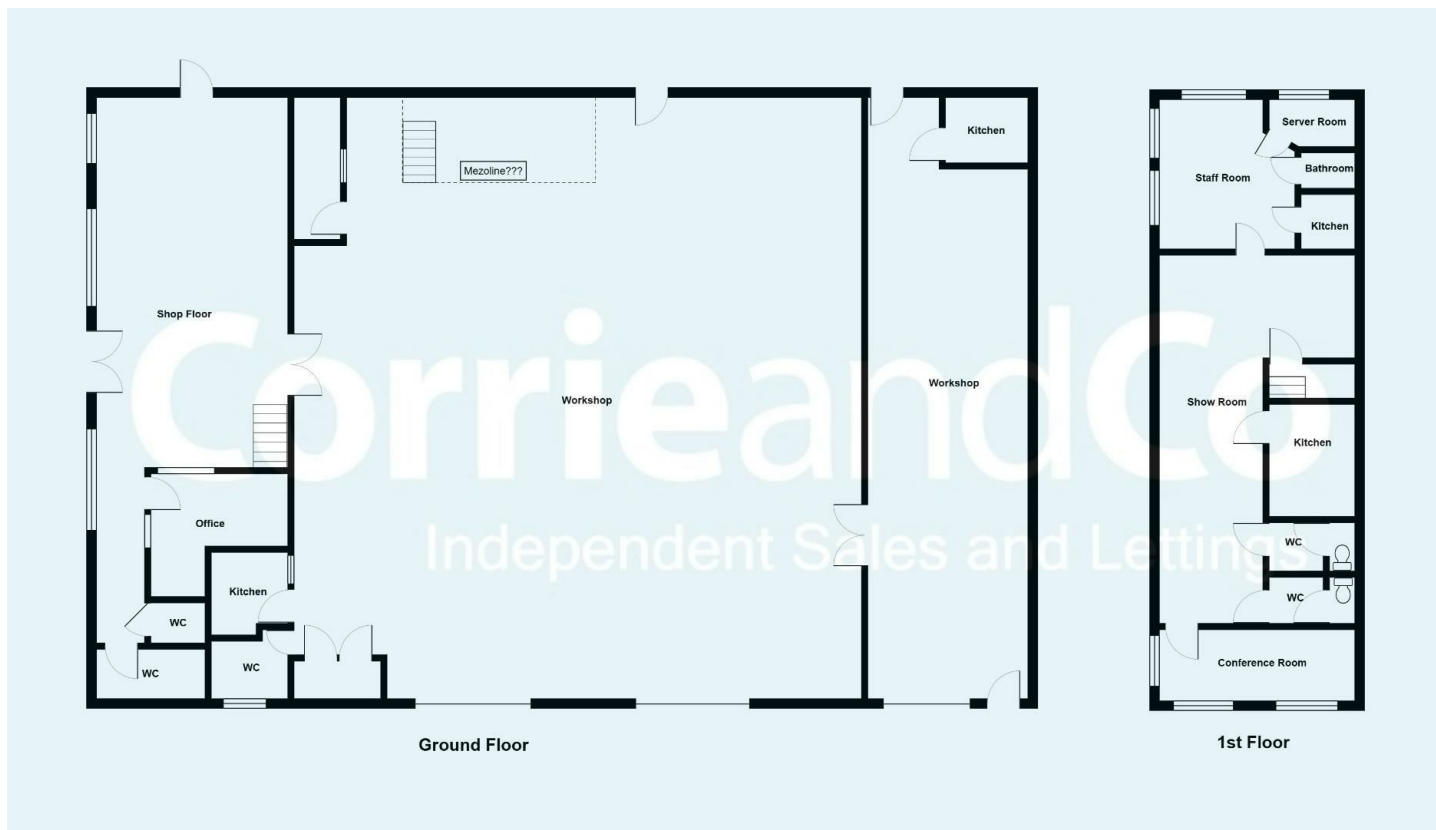
Road Map



Terrain Map



Floor Plan



We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		