



County Park Road Barrow-In-Furness, LA14 4BQ

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.

Plus Vat £5,000,000

County Park Road

Barrow-In-Furness, LA14 4BQ



- Purpose built detached commercial premises
- Overall site of 5.0 Acres
- Suitable for a wide variety of industrial, manufacturing, warehousing, and distribution uses
- EPC - B
- 16,743 sq ft modern building
- Parking for vehicles and HGV access
- Freehold and vacant possession
- Three sided open store of 9,677 sq ft
- Land registry title CU number 4335
- Rateable value £105,000

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

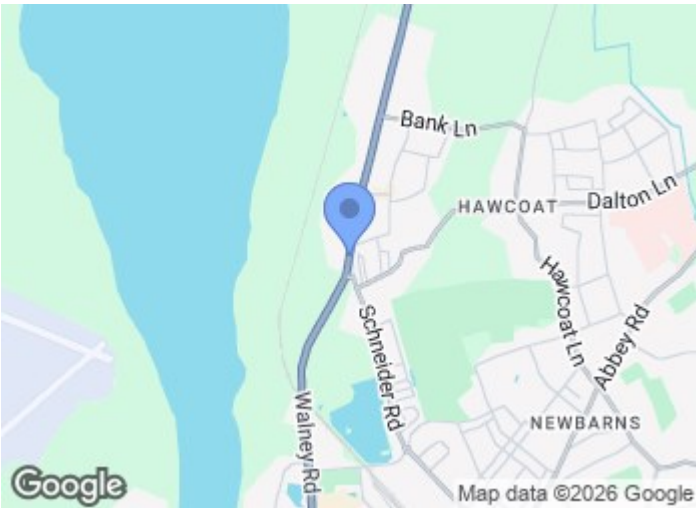
19'8" x 10'2" (6 x 3.10)

Store Room

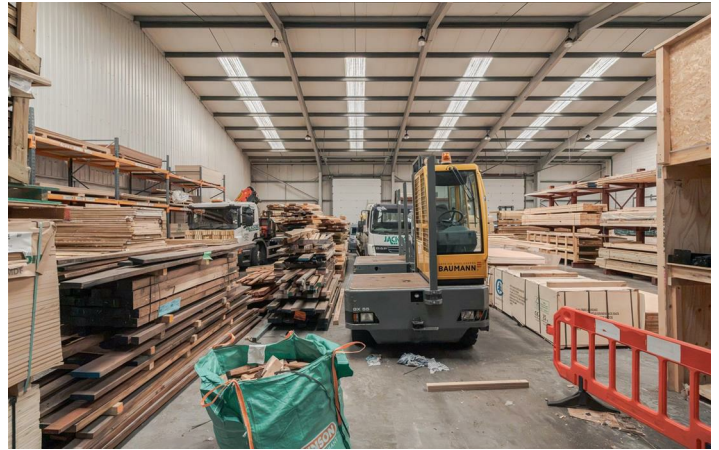
22'11" x 11'5" (7. x 3.5)

Open Store

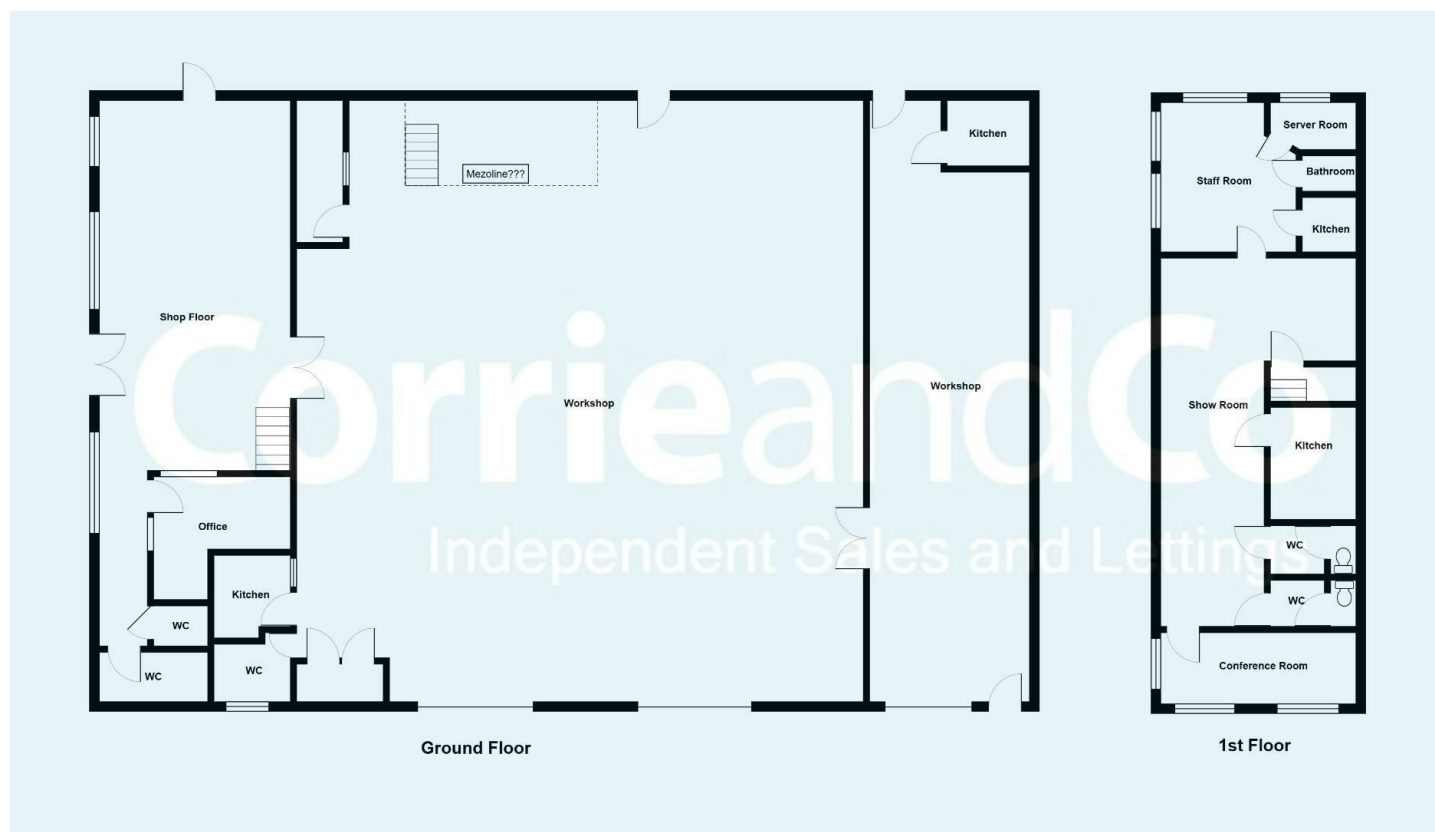
118'1" x 65'7" (36 x 20)



Directions



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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
10% energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
92-100% A			10-15% A		
81-91% B			16-20% B		
69-80% C			21-25% C		
55-68% D			26-30% D		
40-54% E			31-35% E		
21-39% F			36-40% F		
1-20% G			41-45% G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		