



## Ulverston Business Centre New Market Street

Ulverston, LA12 7LQ

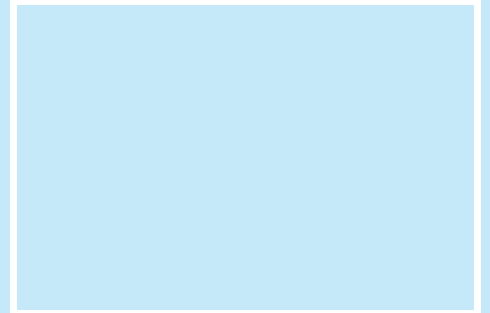
**£70 Per Week Plus VAT (12 month minimum term)**



# Ulverston Business Centre New Market Street

Ulverston, LA12 7LQ

**£70 Per Week**



*Welcome to The Ulverston Business Centre, Ulverston - Situated in the heart of Ulverston town centre, this property offers ample space for your business needs. Modern, refurbished office units available, rent a double office 211/212 for £150 Per Week Plus VAT.*

*Suitable for the SME business. 12 month minimum term. We offer all private office tenants the free use of the two meeting rooms for pre-booked short meetings and 3 communal kitchens. The accommodation benefits from good natural light.*

*This business centre room rates include FREE electricity and heating costs, FREE use of WIFI broadband, FREE tea/coffee.*

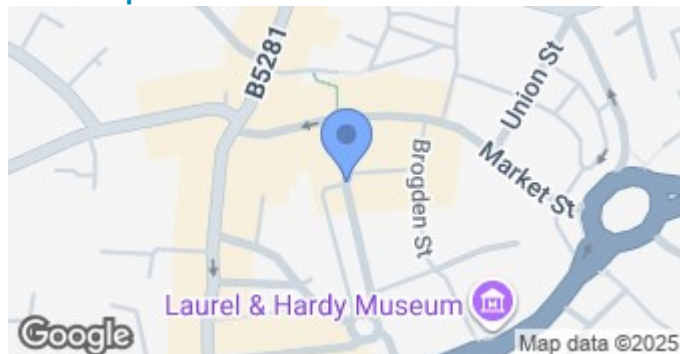
*Equipped with 24 hour CCTV for added security and 24/7 access for tenants, this property ensures a safe working environment for you and your employees.*

*Close proximity to Ulverston Rail Station and town centre for daytime shopping and lunch requirements.*

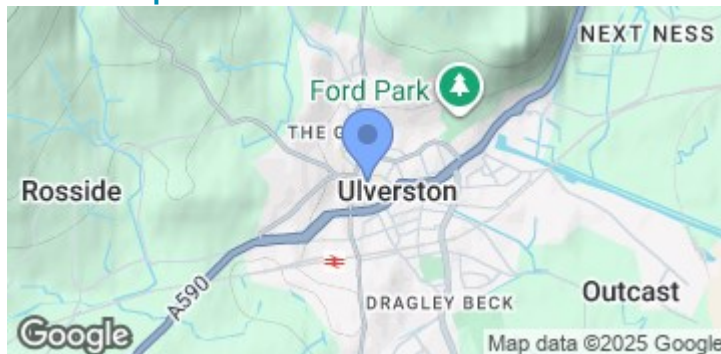
*Contact us today to arrange a viewing and unlock the potential this property holds for your business aspirations.*

- Double Room 211/212
- 24 hour CCTV monitoring
- Meeting rooms available for up to 12 people with superfast Wi-Fi connectivity.
- Ceiling mounted fan coil heating with individual temperature controls in each office.
- Reception area to meet & greet your visitors.
- 100% SBRR available for all SMES
- Communal Kitchens
- EPC-C
- Access control for tenants with entry phones in each office to admit visitors and clients.

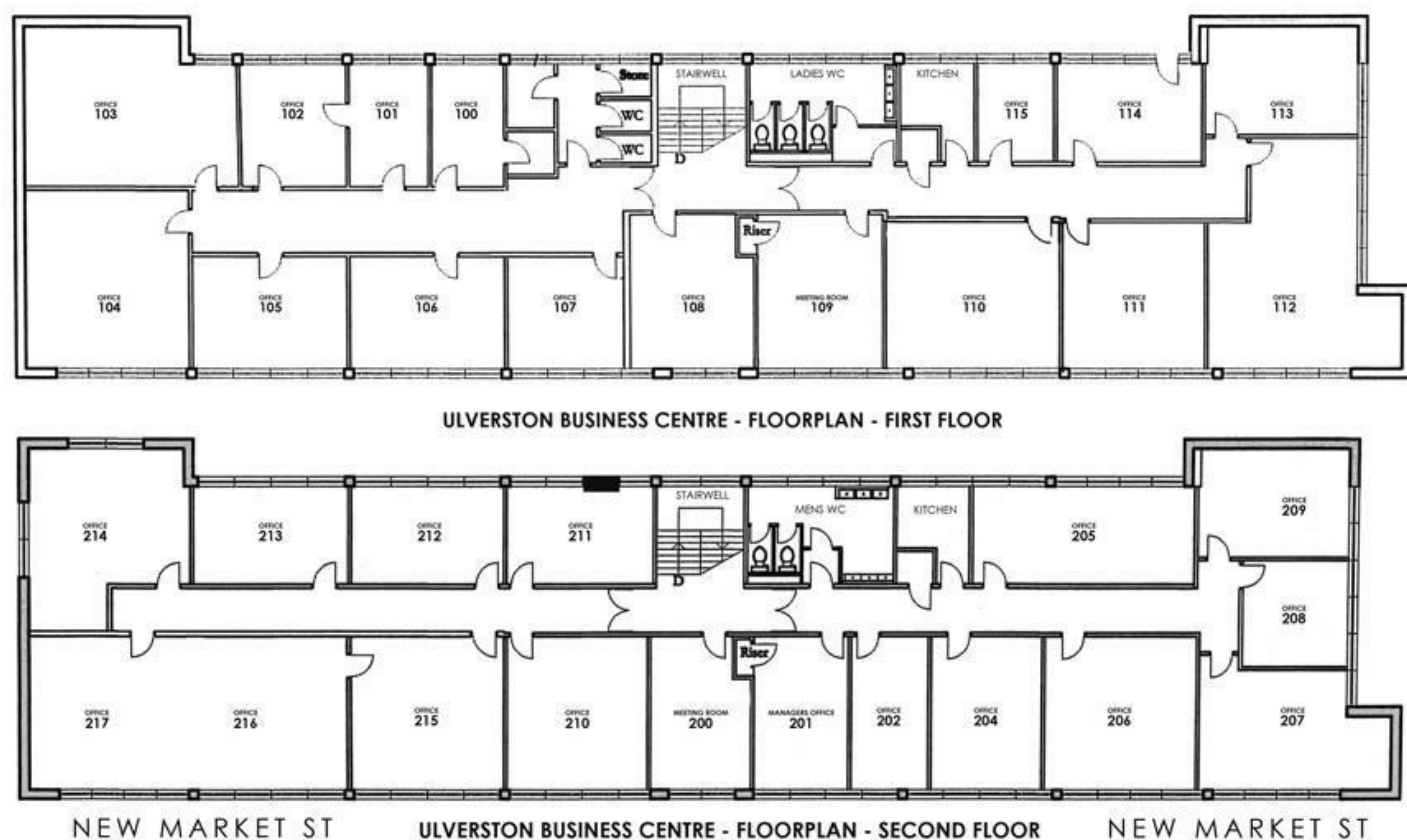
## Road Map



## 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, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

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

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.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(49-60) <b>C</b>		
(35-48) <b>D</b>		
(29-34) <b>E</b>		
(21-28) <b>F</b>		
(11-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-10) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		