



## Unit 10 Lightburn Trading Estate, Lightburn Road, Ulverston, LA12 7NE

### VERSATILE COMMERCIAL UNIT

To Let: £930 per month, plus service charge of £270 per month.

A purpose-built, self-contained commercial unit offering approximately 112 sq m (1,200 sq ft) of flexible space. Internally subdivided yet highly adaptable, the unit is suitable for a variety of business uses and includes Workshop, Store, Office, Cloakroom & WC & Mezzanine Floor

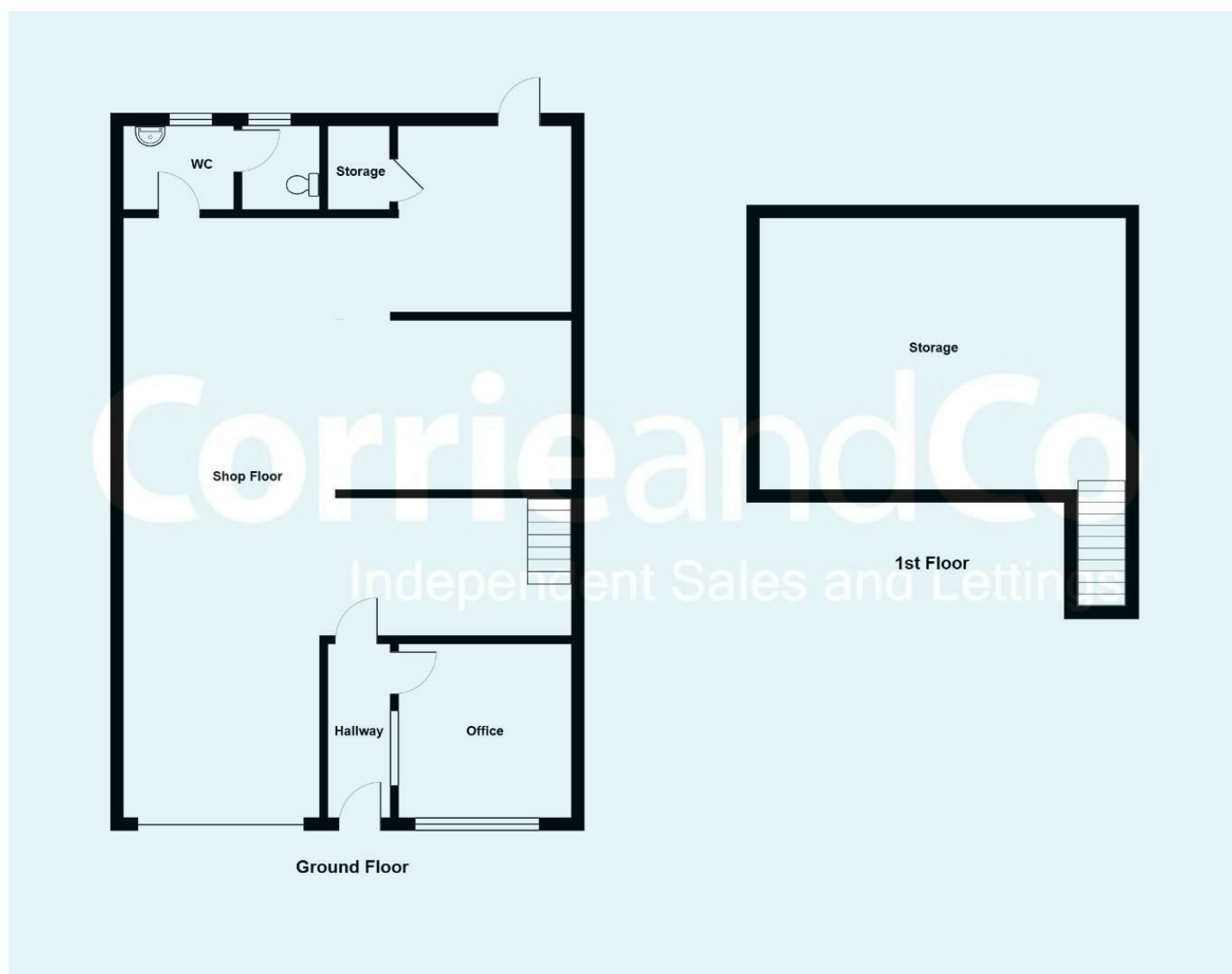
Approx. 112 sq m / 1,200 sq ft

EPC " D"

- Suitable for a variety of uses
- EPC D
- Good Location
- Internally Sub Divided

**£930 Per Month\***

## Floorplan



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.

