

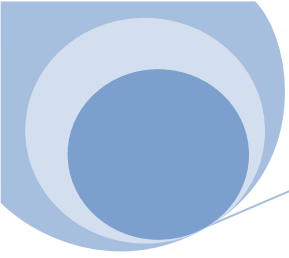
Furness Enterprise: Business Premises and Sites Availability October 2011

FACTORIES/WORKSHOPS				
For further information please contact sklosinski@furnessenterprise.co.uk or tmcnaughton@furnessenterprise.co.uk				
AGENT, CONTACT, TOWN, LOCATION		TYPE	SIZE FT ²	PRICE £/FT ²
ASKAM Urofoam 01229 467901	Duddon Road	Industrial	20,000	£2.50
BARROW IN FURNESS				
TB Distribution 01229824800	Walney Road	Industrial	14,000	On application
TB Distribution 01229824800	North road	Industrial warehouse	63,000	On application
TB Distribution 01229824800	Walney Road	Industrial warehouse	22,000	On application
TB Distribution 01229824800	Walney Road	Industrial	3,000	On application
Poole Townsend 01229 811811	Wilkie Way	Industrial	3,000	On application
Barrow Council 01229 876362 D Joyce	Forge Close industrial - workshops <i>Furness Business Park</i>	Unit 10 Unit 12	2,500 2,500	£4.50 £4.50
Barrow Council 01229 876362 D Joyce	James Freel Court - workshops <i>Furness Business Park</i>	Unit 4 Unit 5 Unit 6	3,000 2,500 2,500	£4.50 £4.50 £4.50
Peill & Co 0845 450 4444	Phoenix Court <i>Furness Business Park</i>	Unit 2	4,500	£16,500
Peill & Co 0845 450 4444	Unit 2c Ex Habasco, Ashburner Way <i>Furness Business Park</i>	Industrial unit 2c 100x57	5,700	<i>under offer</i>
Edwin Thompson 01228 548385	59 Hindpool Way Barrow Town Centre	Warehouse	4,378	£195,000
Furness Enterprise	Waterfront Business Park www.waterfrontbarrowbp.com	Buildings being designed - 2 to 3 units	20,000 30-40,000	Maybe 2012
ABP PLC 01229 822911	Anchor Basin	Warehouse	73,000	£3.00/ft ²
Poole Townsend 01229 811811	Salthouse Road	Unit 1 Unit 2	4,000 4,000	On application On application
TW & A Pullin 07980598880 07971333804	Unit 3b, Park Road Industrial Estate,	Industrial Unit with 1 st floor mezzanine plus yard	2,700 (ground) 1,000 (first)	£9,500 p.a.
Peill & Co 0845 450 4444	Sowerby Woods Business Park	Industrial Unit	2,400	£16,500p.a.
Ross Estate Agents 01229 825636	Scarth Road Sowerby Woods	Industrial	2,400	£175,000 to purchase
Corrie and Co 01229 525333	Sowerby Woods	Industrial building and compound	2,0749 Compound 11,911	£10,000p.a.
Ross Estate Agents 01229 825636	Melampus Street, Walney	Workshop	624	£30,000 p.a.
Ross Estate Agents 01229 825636	Harley Street	Warehouse	1,326	£40,000 p.a.
Ross Estate Agents 01229 825636	50 Paradise Street	Warehouse	1,504	£8,000 p.a.
DALTON IN FURNESS				
Ray Armstrong (PKA) 01229 870168	Long Lane (ex-Rumic unit)	Factory/offices	6,527	£30,000p.a.
ULVERSTON				
Russell Waite 015395 31431	Lightburn Trading Estate	Factory	12,000	£40,000p.a.
Expro and Peill and Co 0845 450 4444	Sandside Road	Building 1 Building 2	6,213 9,688	£295,000 £425,000
Cumbria Trade Frames 01229 480000	Cross Lane	Unit 1	2,000	From 8,000/yr
Marl International Adrian Rawlinson 01229 582430	Marl Business Park	Unit 7 Unit 11 Unit 12	2,673 864 5,796	POA
Ross Estate Agents 01229 825636	Unit 7, Low Mill Business Park	Light industrial unit	960	£10,000
Peill & Co 0845 450 4444	North Lonsdale Road (former GCW Waite premises)	Northern Site 4 units Southern Site	23,129 2.2acres	£40,000pa £375,000 sale
Peill & Co 01539 733333	Unit 1 North Lonsdale Road LA12 9DL	Workshop	7,058	£18,000 pa
Peill & Co 01539 733333	Unit 3 North Lonsdale Road LA12 9DL	Workshop	7,497	£17,500 pa
Ross Estate Agents 01229 825636	Unit 1, Low Mill	Workshop	2,100	£3500

FACTORIES/WORKSHOPS ... cont'

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AGENT, CONTACT, TOWN, LOCATION		TYPE	SIZE FT ²	PRICE £/FT ²
RURAL AREAS				
David Rigg 01229 583378/ 0771 945 9771	Pennington: Greenmoor Farm,	Unit 4 Unit 5	288.0 874.0	£150 per month £325 per month
Hurlston Brook Limited 01704 896516	Backbarrow, The Ironworks,	Warehouse	2,500	Leasehold POA
Peill & Co 01539 733333	Grizedale	Office	1,119	£6 per ft ²
Peill & Co 01539 733333	Crakeside Business Park LA12 9DL	Unit 3a Unit 4a	2,270 2,570	£11,350 £12,850
MILLOM				
Ashtenne Space North West 07973 369685 – Richard Howe	Devonshire Road Industrial Estate	Unit 10B Unit 10C Unit 13B	2,465 2,454 3,082	£410.83 per month £409 per month £513.67 per month
ULVERSTON PLANNED UNITS				
Neil Price Ltd 01229 839966	North Lonsdale Road	5 new units (5,000 ft ²)	5@1,000	Not yet defined



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OFFICES

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AGENT, CONTACT, TOWN, LOCATION	TYPE	SIZE FT ²	£ per ft ²	
BARROW IN FURNESS- Edge of Town Centre/Town Centre				
T.W.&.A.Pullin Ltd 07971-333-804	1 Abbey Road Offices of 3,500 ft ² store	1600m ² 40m ² 22.5m ² 50m ²	13,000/yr For all unit	
Barrow Council Peill & Co 0845 450 4444	Emlyn Hughes House Abbey Road Ground floor Second Floor Third Floor/Mezzanine	3,100 3,500 1,100	£10ft ² £10 per ft ² £10 per ft ²	
Barrow Council 01229 876362	Craven House 2nd floor offices 4th floor offices	5,300 6,100	£40,000pa	
Corrie and Co 01229 825333	Walney Road (NSPCC Building) Offices available as two units	4,400	£17,000p.a.	
Peill & Co 0845 450 4444	101 Duke St (offices) ex Crest - under offer	Over 4 floors 2,085	£160,000	
Nat West Bank 01229 834568	Ramsden Square Nat West Offices (3 floors)	8,113	POA	
Hyde Harrington 01539740501 Kendal@hydeharrington.co.uk Marie Boulton	College House (3 units) Howard Street (Rooms can be rented separately)	Ground floor (8 rooms) Floor 1(21 rooms) Floor 2 (11 rooms) Floor 3 (1 room) Basement (5 rooms)	2,981 in total 5,748 in total 6,953 in total 478 16,160 in total	On application
Peill & Co 0845 450 4444	Furness House First floor offices Floors 1- 5	6,410 14,907	£45,000pa £5 per ft ²	
Peill & Co 0845 450 4444	76 Abbey Road Business space/offices	25,861	POA	
Bob Heron 01229 821777/Corrie & Co 0800 8620126	114 Duke Street Offices on 3 floors	1,300	£11,250 pa	
Barrow Council 01229 876362	22a Duke Street Suite One +Two	1,820m ²	£14,00pa	
Judith Stitt j.stitt2@btinternet.com /Corrie & Co 0800 8620126	47/49 Hartington Street 8 offices, kitchen, toilets	1,400	£1,000 per month	
David Woodburn Associates 01229 821333	Buccleuch Street (opposite Marks & Spencers)	2 storey shop fronted offices	Basement 471 Ground 875 1 st Floor 816	£1,200 per month rental.
Peill & Co 0845 450 4444	1A St Vincent Street Office	1,415	£9,464	
Ross Estate Agents 01229 825636	38 Cavendish Street (Hurleys) 3 storey shop 3 offices Takeaway food licence	On application	£109,950	
Ross Estate Agents 01229 825636 (Chantelle)	Engineers Club, Abbey Road Grade II Listed Building – office and residential	On application	£250,000	
Corrie & Co 0800 8620126	127 Ramsden Square office		£1,200 pa	
Furness Business Park				
Phoenix Business Centre 01229 840240 Liz Millican	Phoenix Business Centre Room 12 Room 14 Room 15 Hot Desk Area	203 203 203 1,150	£356.02/m £356.02/m £356.02/m POA	
Dean Properties 01229 430777 Ann Granville	Trinity Enterprise Centre Unit 4 Unit 27 Unit 34	440 502 508	£5,500 £6,275 £6,350	
Peill & Co 0845 450 4444	Furness Gate Suite 3 Suite 8	2251 4635	£17,500 £33,000	
BARROW IN FURNESS				
Furness Enterprise 01229 820611 egawne@furnessenterprise.co.uk	Waterside Business Park Waterside House office units	G9 F13	299.24 525.28	£328.12/m £575.97/m

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OFFICES... cont'

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Agent, Contact	Location	TYPE	SIZE FT ²	PRICE £ per ft ²
BARROW IN FURNESS <i>Park Road</i>				
PKA Company 01229 870168 (Ray Armstrong)	Sowerby Woods (adjacent to PKA)	Portakabin office space. 2 containers, parking, secure site.		£75.00 per week
BARROW IN FURNESS <i>The Waterfront</i>				
Corrie and Co 01229 525333	Cavendish Villas	Offices		£300,000
ULVERSTON				
Steve Johnstone Ulverston Business Centre 01229 480485	Ulverston Business Centre 25 Market Street www.ulverstonbusinesscentre.co.uk	Room 202	185	£2,600
		Room 204	130	£2,200
		Room 211	190	£2,300
		Various 1st Floor	<i>On application</i>	POA
Peill & Co 0845 4504444	Ulverston Business Centre 25 Market Street	First floor office suite	3,890	£10 per sq ft
Edwin Thompson 01228 548385	Ulverston Business Centre 25 NewMarket Street	Various offices, 125 ft ² To 500 ft ²	125-2,000	From £53 per week
Ross Estate Agents 01229 825636	Unit 1, Low Mill Industrial Estate	First floor office	On application	£3,500 pa
Resource Marketing 01229 400221	Double Tree Court	Office 1	190	£18.40/ft ²
		Office 5	150	
		Office 4	380	
Arnold Diggle & Son Ltd (Sally or Carol) 01229 582769	11 Fountain Street	Office 1	156	£2,500 pa
		Office 2	207	£3,200pa
Peill & Co 0845 4504444	6 Daltongate	Ground Floor	492	£10,660
		First Floor	563	
RURAL				
Hurlston Brook Ltd 01704 896516	Backbarrow, The Ironworks,	New build offices	4,000	Leasehold POA
Peill & Co 0845 4504444	Graythwaite, The Court Stable Yard	Office	589	£6,000

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KEY SERVICED SITES

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Town /Developer/Contact Number/Location	Size in Acres	Notes	PRICE £ acre
BARROW IN FURNESS			
<i>Furness Business Park:</i>			
Cumbria County Council Dick Cuckson 01228 226702	Andrews Way	4.30	75 -100,000
Robert Pinkus Ltd Danny Pinkus 01772 766683	Phoenix Road (by Travelodge)	0.75 0.80	Plot Plot 400,000
	Sub total	5.85	
<i>Waterside Business Park:</i>			
Barrow Borough Council 01229 876362	Waterside - Site 13, potential for offices/industry	4.00	Contact David Joyce
	Sub total	4.00	
<i>The Waterfront:</i>			
Furness Enterprise 01229 820611	Waterfront Business Park See also www.waterfrontbarrowbp.com	20.00	Ready Now 80-100,000
Poole Townsend 07971 189025	Salthouse Road	1.00	27,500 + VAT p.a.
	Sub total	60.00	
<i>Park Road:</i>			
Partylite UK/King Sturge 01229 840407	Sandscale Business Park	15.00	Plots exceed 4 acres 75,000
Storey Sharp 01229 467228	Meetings phase 2*	7.00	7 acres apply to owner
Flightpike Ltd John Gabriel 07788721584	Bank Lane, south	7.00	
	Sub total	27.00	
DALTON IN FURNESS			
Ross Estate Agents 01229 582889	Long Lane, Dalton	17,000ft ²	Variety of uses subject to approval £12,000pa
ULVERSTON			
Neil Price Ltd 01229 814310	North Lonsdale Road	1.00	5 units to be built Not defined
South Lakeland District Council/R Waite 01539 733333	North Lonsdale Road, *	12.00	Unserviced, being marketed Not defined
Peill &Co 0845 450 4444	North Lonsdale Road, Ulverston	3.7	G W Waite owned site £225-375K
FETL T Redshaw 01229 584043	Low Mill Business Park Frontage plot	0.80	FETL owned site On application
NPL Estates Simon Towers 0141 242 7900	Canal Head*	6.00	Early stage concept