

# TO LET New Modern High Specification Serviced Offices

Waterfront Gateway  
Managed Business Centre  
Waterfront Business Park  
Harding Rise, Barrow-in-Furness  
Cumbria, LA14 2TF

Edwin  
Thompson



- Suites from 202 sq ft to 610 sq ft
- Reception facilities and onsite meeting rooms
- IT network with fibre broadband
- Dedicated on site car parking spaces with additional electric vehicle charging points
- Easy in, easy out licence agreements
- Rents from £575 per calendar month



Ref B1169B

# Waterfront Gateway

Managed Business Centre, Waterfront Business Park, Harding Rise, Barrow-in-Furness, Cumbria, LA14 2TF



## LOCATION

Waterfront Gateway is situated on the A590 North Road in a high profile position adjacent to BAE Systems and Devonshire Dock. The A590 is the main arterial route providing direct access in and out of Barrow-in-Furness and also leads to the A5087 Hindpool Road, approximately 500m to the north that travels into Barrow-in-Furness town centre, a 5 minute drive away.

The surrounding area provides a mixture of uses including trade counter, retail warehouse, residential and commercial with BAE Systems operating a number of the buildings and docks in the immediate vicinity.

Barrow-in-Furness is situated on the southern tip of Cumbria, to the north of Morecambe Bay and only 20 minutes from The Lake District. Barrow's principal road link is the A590, linking it to Ulverston, The Lake District and the M6 motorway.

Barrow is the principle commercial, retail and cultural centre for South West Cumbria with a catchment of over 130,000 incorporating neighbouring towns such as Dalton, Ulverston and Millom. Barrow is the largest town in South Cumbria and is known throughout the world for its rich history in shipbuilding which is now centred around advance development of submarines driven by BAE Systems who continue to invest significant capital creating thousands of jobs as well as feeder contracts to local businesses. Other major employers include Kimberly-Clark, producer of products for Kleenex and Andrex, GSK, an international pharmaceutical company and the Sellafield nuclear fuel reprocessing and decommissioning site, a short distance up the north west coast.

The town has two sixth form colleges as well as a number of primary, junior and secondary schools and culturally, there is a wide range of leisure facilities,

restaurant, hotels, a pedestrianised town centre with national retailers including Debenhams and a good choice of supermarkets. The Lake District National Park is less than 20 minutes away and there are a range of beaches, all within a 10-15 minute drive.

## DESCRIPTION

Waterfront Gateway provides new modern office accommodation within an attractive landscaped business park environment.

The offices are situated within a serviced environment benefitting from a manned reception (during normal office hours), kitchen facilities and ground to first floor full height glazing in the central reception/meeting room area with a protruding statement meeting room facility with stunning views over Walney channel.



The accommodation benefits from:

- BREEAM rating of Very Good
- Brise Soleil to provide solar shading
- A formal business address with reception facility
- IT network with fibre broadband
- Office furniture
- Kitchen facilities and communal area
- Male, female and disabled WC's
- Controlled entry system
- Onsite parking with additional electric vehicle charging points

#### ACCOMMODATION

There are 28 office suites available ranging in size from 202 sq ft to 610 sq ft. Full details of the available units are detailed on the attached accommodation schedule.

#### LICENCE TERMS

The premises are available by way of easy in, easy out licenses at rentals from £575 per calendar month.

The all-inclusive licence fee covers:

- Rental
- Electricity
- Broadband (Fibre)
- Onsite parking

#### VAT

All figures quoted are exclusive of VAT where applicable.

#### LEGAL COSTS

Each party to bear their own legal costs in the preparation and settlement of the licence documentation together with any VAT thereon.

#### VIEWING

The premises are available to view by prior appointment with the Windermere office of Edwin Thompson LLP. Contact:

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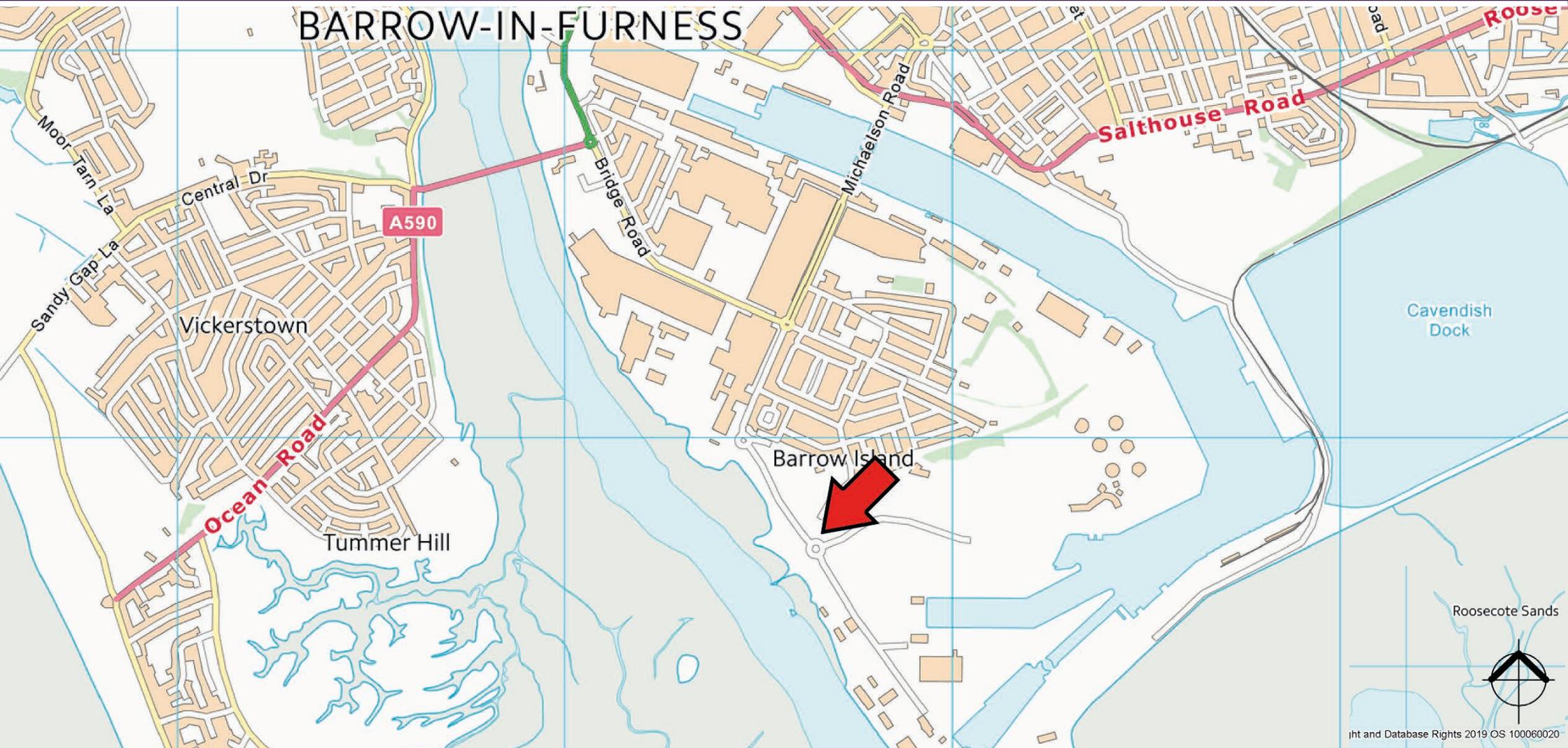
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Roosecote Sands



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