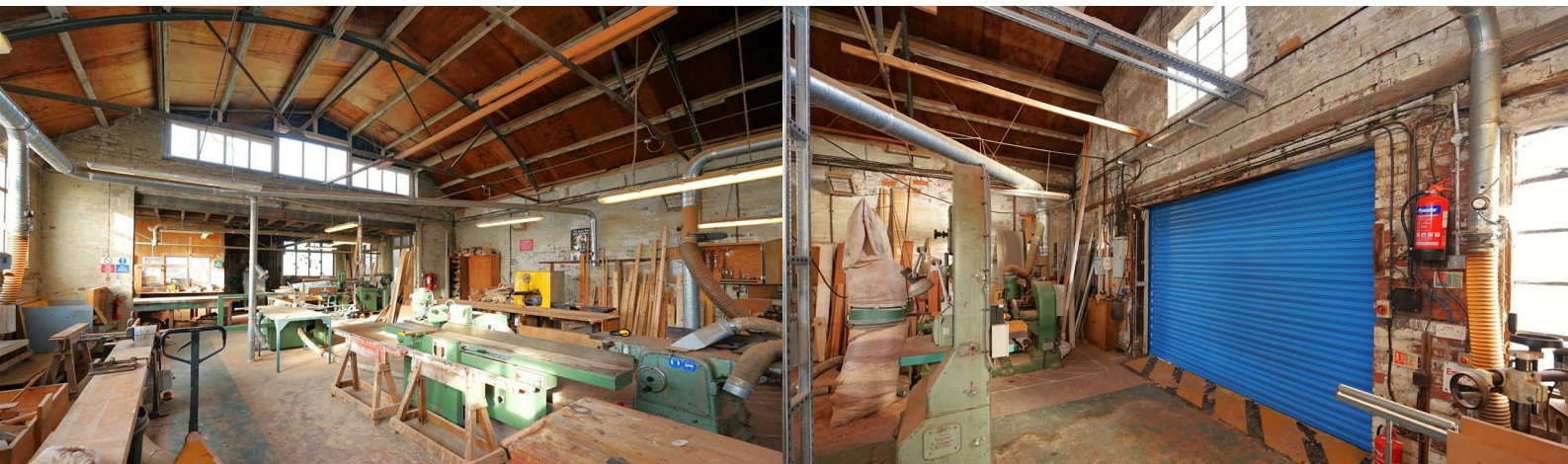




Joiners Workshop Ironworks Road

Barrow-in-Furness, LA14 2PQ

£25,000 Per Annum



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Barrow-in-Furness, LA14 2PQ

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A self contained, fully equipped joiners workshop of 200SQ M/ 2,135 SQ FT. Located within a fenced, secure compound, but easy access. Workshop with machinery, Portacabin with office/kitchen/wc, Timber store and separate store and two containers. Central location to a business park, with parking. Competitive lease terms, £25,000+VAT, six year lease.

Would be suitable for two or three parties, Flexible lease terms considered. Adjacent to a long term established build contractor , with initial shared access.

Entrance

8'2" (2.50m)

Workshop

68'10" x 31'2" (21.0m x 9.50m)

Portacabin

13'1" x 9'2" (4.0 x 2.80)

Timber Store

55'9" x 12'5" (17m x 3.80m)

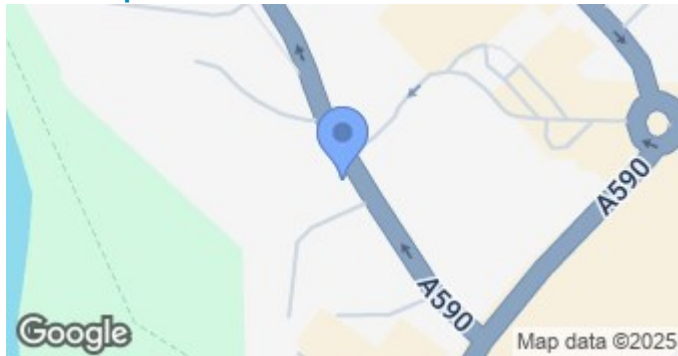
Exterior



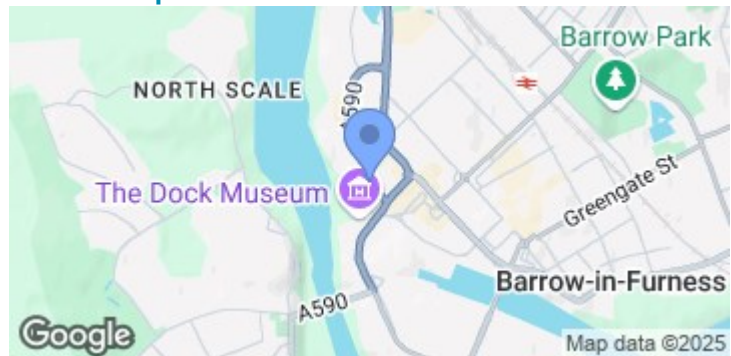
- Central Location
- Secure Compound
 - Storage
- Flexible lease terms considered
- Three years lease, minimum
 - Machinery included
- Suitable for two or three parties



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		