



Suites 18, 19 and 20, Marl Business Park

Ulverston, LA12 9BN

£27,000 Per Annum



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Versatile office space presents an excellent opportunity for businesses seeking a professional working environment. With a generous open plan office, ideal for a dynamic team. In addition to the expansive main area, there are two smaller offices that provide perfect settings for meetings or private discussions.

The office is equipped with adequate toilet facilities, including separate men's and ladies' toilets, ensuring convenience for all staff and visitors. A well-appointed kitchen area, allows for refreshments and breaks, enhancing the overall work experience.

Parking is a notable feature of this property, with space available for up to five vehicles, making it accessible for both employees and clients.

Situated in close proximity to the railway station, main arterial roads, town centre and bus routes, this location offers excellent transport links for commuting staff and visiting clients. The office also provides delightful views of

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Parking is a notable feature of this property, with space available for up to five vehicles, making it accessible for both employees and clients. Adequate WC and Kitchen facilities, along with outdoor recreational space for staff and secure access.

Situated in close proximity to the railway station, main arterial roads, town center and bus routes, this location offers excellent transport links for commuting staff and visiting clients. The office also provides delightful views of the Hoad Monument, adding a touch of local charm to your working environment.

With other professional businesses on site, this office space provides a collaborative atmosphere, and the option for boardroom hire further enhances its appeal. This property is an ideal choice for those looking to establish or expand their business in a vibrant and supportive community.

Suite 18

193'11" x 60'11" (59.13 x 18.59)

Suite 19

172'11" x 72'0" (52.73 x 21.95)

Suite 20

1051.20 (320.34m.6.10m)

Rydal Suite - BY SEPARATE NEGOTIATION

677'11" x 22'11" (206.65 x 7.01)

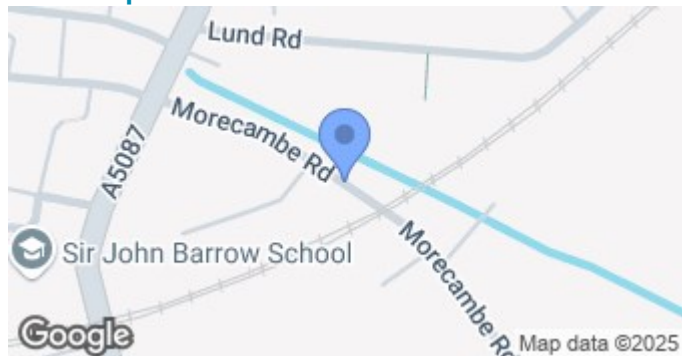


- Modern and Light Working Environment
 - On Site Parking
- Water, Heating and Rates Included
 - EPC E

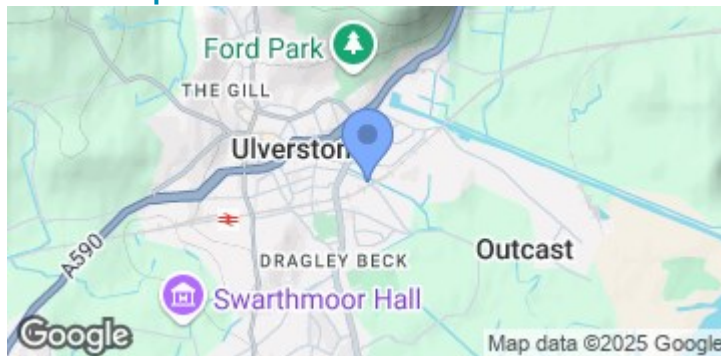
- Cycle Storage and External Social Area
 - Lease Terms Negotiable
- Option of Rydal Suite for Hire by Negotiation
 - Secure Access



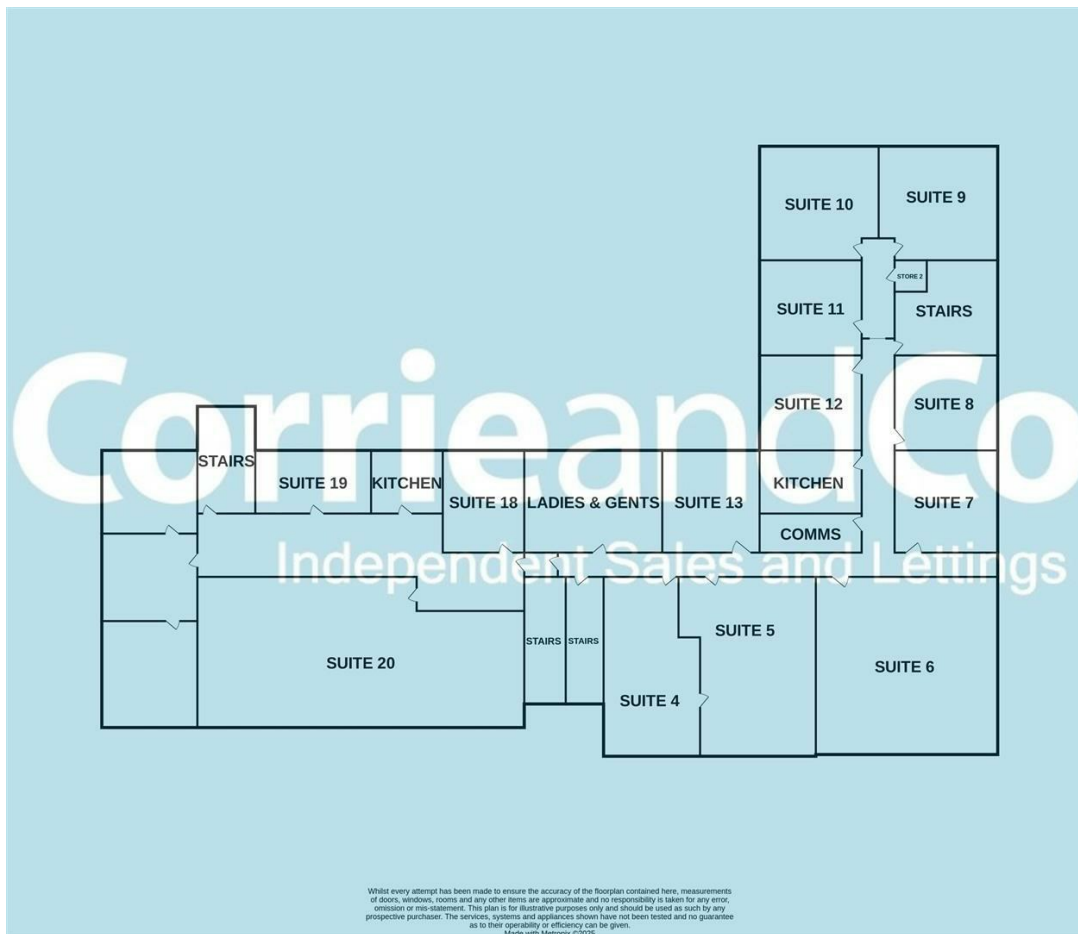
Road Map



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		