

TO LET

Industrial/From 5,506 sq. ft./£22,500



Units 3 & 4 Roseacre, Mealsgate

Wigton, CA7 1AW

Walton Goodland

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INDUSTRIAL WAREHOUSE/STORAGE UNITS TO LET

- CENTRALLY LOCATED FOR ACCESS TO KESWICK, WIGTON, COCKERMOUTH AND NORTHERN LAKES
- EQUIDISTANT BETWEEN CARLISLE AND WORKINGTON
- IMMEDIATE ACCESS TO A595 - MAIN ARTERIAL ROUTE BETWEEN CARLISLE AND WEST CUMBRIA
- EDGE OF LAKE DISTRICT NATIONAL PARK

DESCRIPTION

Two adjoining self-contained commercial industrial units with up-and-over roller shutter door access, concrete frame construction, block-work walls and newly installed profile steel sheet cladding.

The roof comprises insulated pitch-profile steel sheet cladding above a solid concrete floor.

The area to the front of the units is due to be resurfaced in tarmacadam to provide additional communal parking and turning space for the loading and unloading of vehicles.

LOCATION

The property is located approx. 5.5 miles south-west of Wigton, just off the junction with the A595 at Mealsgate.

Keswick is approx. 15 miles south and Cockermouth 10 miles.

The principle population and commercial hubs of Carlisle and Workington are equidistant from the subject property, being 16 miles in either direction.

RATEABLE VALUE

Unit 3 – TBC

Unit 4 – TBC

Interested parties should make their own enquiries of the Valuation Office Agency at www.voa.gov.uk

Please note that as of 1 April 2017, if the Rateable Value is under £12,000 and this is your only commercial premises then no business rates will be payable, subject to status.

ACCOMMODATION

The units comprise the following approximate areas: –

Unit 3 – 5,830 sq. ft. (542 sq. m.)

Unit 4 – 5,506 sq. ft. (512 sq. m.)

There is parking for vehicles immediately in front of the buildings.

SERVICES

Both units benefit from connection to mains electricity (3-phase) and mains water.

There is a communal toilet immediately adjoining the units, which the Landlord maintains.

LEASE

The unit(s) are available to let individually and/or collectively on a new, internal repairing and insuring lease(s) for a term of years to be agreed.

RENTS

The following rents are applicable: –

Unit 3 – £22,500 per annum

Unit 4 – £23,500 per annum

Please note that all rents are quoted exclusive of Business Rates, VAT and all other outgoings.

VAT

VAT is payable in addition to the rent.

Walton Goodland act as agents for the Vendors of this property. No person in their employment has any authority to make any representations of warranty whatsoever in relation to this property. All information and measurement in these details are given in good faith, are approximate and whilst every effort has been made to ensure accuracy this cannot be guaranteed. These details do not form part of any contract.

All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.

VIEWINGS

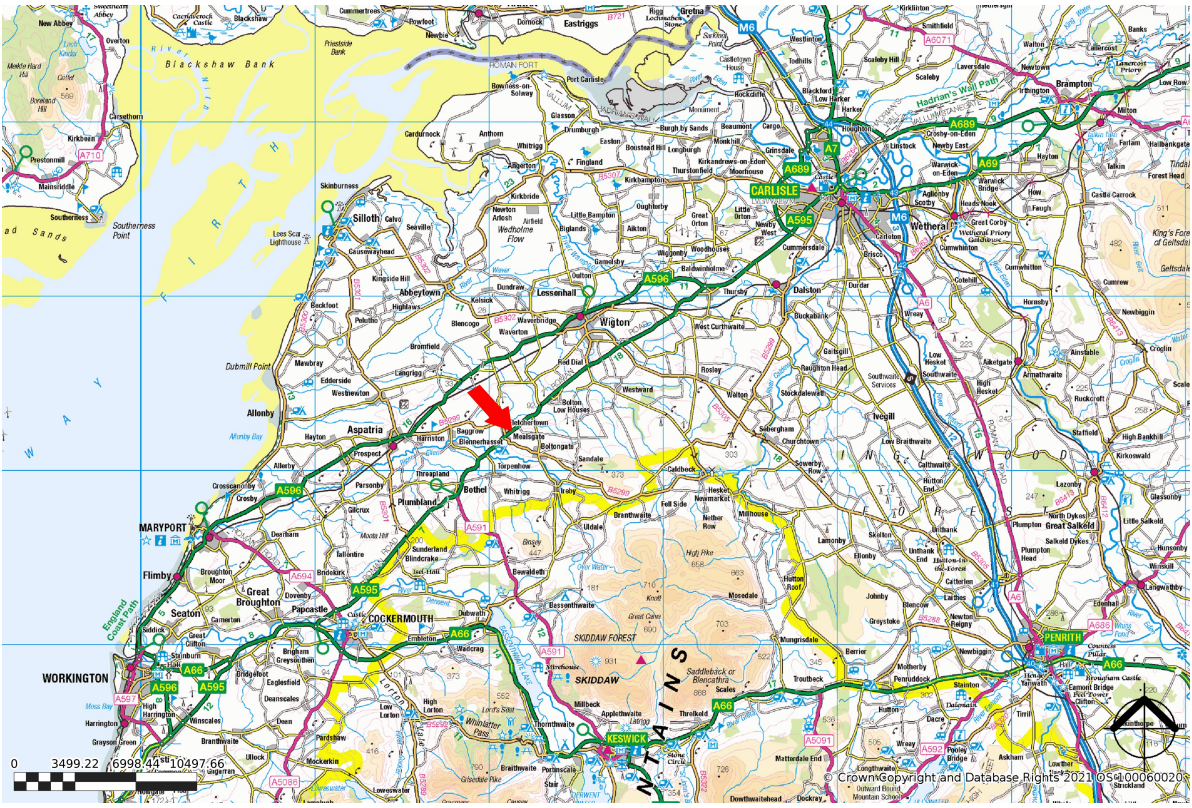
Please contact Walton Goodland.

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