



TO LET
TRADE COUNTER/ INDUSTRIAL UNIT
UNIT 4A CLAY FLATTS INDUSTRIAL ESTATE
WORKINGTON
CA14 3YD



5,533 sq. ft. (514 sq. m.)

Approx. Gross Internal Area

- * 10 allocated vehicle parking spaces
- * Eaves height of 3.85m rising to 5.15m





Location:

Workington is one of the main commercial centres in West Cumbria, being located approximately 35 miles south west of Carlisle and some 40 miles west of Junction 40 of the M6 Motorway at Penrith.

Clay Flatts Estate is the principal industrial/trade counter location in Workington. Nearby occupiers include Screwfix, Jacobs Tool & Plant Hire, Eurocell, CEF, Greggs, and a range of local/ regional trade counter operators.

Description:

Unit 4A comprises a semi-detached single storey trade counter/ industrial unit of steel portal frame with cavity brick/ blockwork to approx. 2m and profile metal cladding above, under a mono-pitched roof with a clear eaves height of 3.85m rising to 5.15m.

The unit has been fitted out by the current tenant and incorporates trade counter, offices, ancillary accommodation together with ground and extensive mezzanine storage.

Vehicular access is provided via an electrically operated roller shutter door 3.6m (w) x 4.14m (h). Externally the unit benefits from 10 allocated vehicle parking spaces and shared circulation area.

Accommodation:

	sq. m.	sq. ft.
Trade Counter	74.98	807
Offices & Ancillary	59.13	637
Warehouse	162.11	1,745
Ground Floor Area	296.22	3,189
Mezzanine	217.78	2,344
Gross Internal Area Approx.	514.00	5,533

Tenure:

The premises are available by way of Assignment of the residue of the existing lease expiring 24 April 2022. Alternatively, an under-lease on terms to be agreed may be considered.

Rental:

£13,287 per annum, exclusive.

Rates:

Rateable Value (2017): £10,250

Services:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

EPC:

EPC Rating: To be confirmed.

Legal Costs:

Each party to bear their own legal costs incurred in any transaction.

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.





Viewing:

Strictly via joint agents:

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Contact: Sara Garratt
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Or

Carigiet Cowen
Mike Beales
Tel No: 01228 635003

Ref: G6040
Date: March 2019

Subject To Contract

