

TO LET



Commercial/Industrial/Light Industrial/3,140 sq ft (291 sq m)/£17,000 per annum

7A Buddle Road, Workington –

UNDER OFFER

Clay Flatts Industrial Estate, Workington, Cumbria, CA14 3YD -
UNDER OFFER

Walton Goodland

agency@waltongoodland.com

01228 514199 (Carolyn Hardy dealing)



INDUSTRIAL/WORKSHOP/TRADE COUNTER UNIT ADJACENT MAIN ROAD ON PRINCIPAL INDUSTRIAL ESTATE

- PROMINENT LOCATION ADJACENT A597 (SOLWAY ROAD) PROVIDING GOOD ACCESS LINKS TO WORKINGTON AND WEST CUMBRIA
- LOCATED ON CLAY FLATTS - PRIME INDUSTRIAL ESTATE IN WEST CUMBRIA
- OTHER OCCUPIERS INCLUDE SCREWFIX, CEF, TOOLSTATION & GREGGS ALONGSIDE A MIX OF LOCAL OPERATORS

DESCRIPTION

The property comprises an end of terrace industrial unit of single pitch steel frame with brickwork and profile sheet cladding to the exterior.

The property benefits from an eaves height of 5.44m dropping to 4.02m to the rear of the property and a manual roller shutter door of 3.5m by 3.97m.

LOCATION

The property is prominently located fronting Buddle Road adjacent to its junction with Solway Road (A597), forming part of Clay Flatts Industrial Estate.

Other occupiers include Screwfix, CEF, Toolstation, Greggs and Cumbria Superglaze.

ACCOMMODATION

The property comprises the following approximate areas:-

GROUND FLOOR

Gross Internal Area

3,140 sq ft (291 sq m)

Including office space, kitchen and stores on ground and mezzanine.

Toilet

2 WC & 2WHB

SERVICES

All mains services are connected to the property, including

RATEABLE VALUE

£10,750 (2023 listing)

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

As of 2017, if this is your only commercial property and the business rates are below £12,000 then no business rates will be payable, subject to status.

LEASE

A new lease for a term of years to be agreed on internal repairing and insuring terms, plus service charge.

RENT

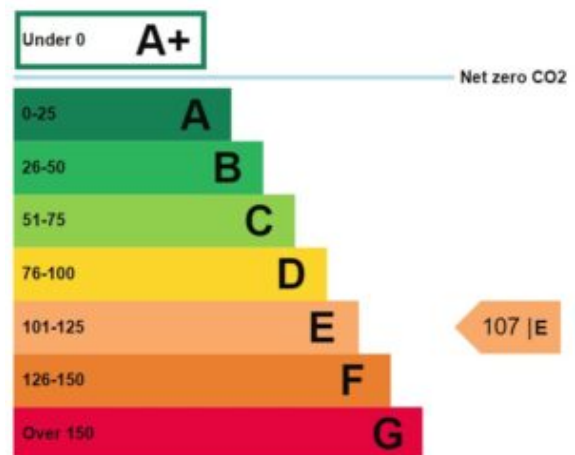
£17,000 per annum exclusive of business rates, VAT and all other outgoings.

VAT

VAT is payable in addition to the rent.

ENERGY PERFORMANCE CERTIFICATE (EPC)

This property's current energy rating is E.



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.

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3-phase electricity.

VIEWINGS

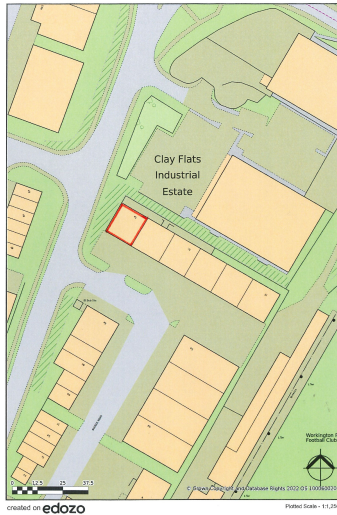
Please contact Walton Goodland.

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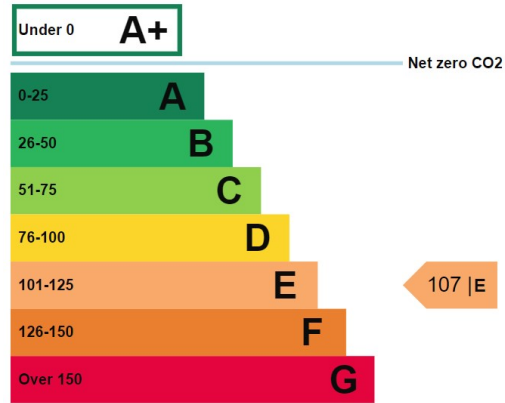
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