

# TO LET



Commercial/Development/Industrial/Land/1.8  
acres/£SUBJECT TO SPECIFICATION

## Land at Whitehaven Commercial Park, Whitehaven

Moresby, Whitehaven, Cumbria, CA28 8EA

**Walton Goodland**

[agency@waltongoodland.com](mailto:agency@waltongoodland.com)

01228 514 199 (Stephen Sewell dealing)



## 1.8 ACRES OF GREENFIELD LAND WITH DESIGNATED EMPLOYMENT USE AND GOOD ACCESS LINKS TO A595

- POTENTIAL FOR TURNKEY INDUSTRIAL/OFFICE UNIT DEVELOPMENT
- TO SUIT BESPOKE TENANT REQUIREMENT
- SITE CAN BE CLEARED, FENCED AND SURFACED FOR STORAGE/LAY DOWN FOR PARKING USE
- STRATEGICALLY LOCATED FOR ACCESS TO WHITEHAVEN, SURROUNDING TOWNS AND A595

## DESCRIPTION

The land fronts onto Joe McBain Avenue and is predominantly level currently comprising a greenfield site with development potential.

## SITE AREA

1.8 acres (0.73 hectares)

## RATEABLE VALUE

To be confirmed subject to end use.

Interested parties should make their own enquiries of the Valuation Office Agency at [www.voa.gov.uk](http://www.voa.gov.uk).

## SERVICES

All mains services are connected nearby.

## RENT

Subject to tenant specification and end use.

## PROPOSAL

Our client will consider various options for the site working with the requirements of the tenant. It is envisaged that this will involve the construction of a bespoke industrial and/or office building, access yard and parking subject to tenant specification which will be leased back to the tenant.

Alternatively, our client can offer a cleared surface and securely fenced site for the purposes of external storage, lay down space and/or parking.

All options considered subject to further discussions with Walton Goodland.

## VAT

To be confirmed.

## VIEWINGS

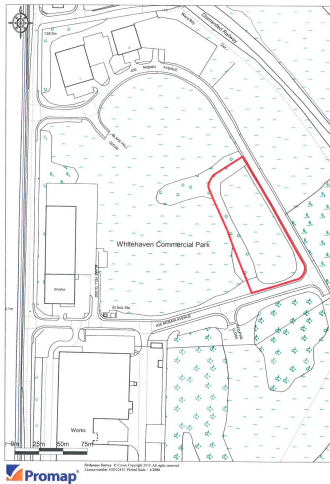
The site is available to access and view at all times. Anyone entering upon the land unaccompanied does so at their own risk.

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.

Walton Goodland. 10 Lowther Street, Carlisle CA3 8DA T: 01228 514199 F: 01228 594303  
[agency@waltongoodland.com](mailto:agency@waltongoodland.com) [www.waltongoodland.com](http://www.waltongoodland.com)





WALTON GOODLAND  
REPRODUCED BY KIND PERMISSION  
ORDNANCE SURVEY LICENCE NO. ES847860  
CROWN COPYRIGHT RESERVED  
FOR IDENTIFICATION PURPOSES ONLY  
SCALE 1:2500



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.

Walton Goodland, 10 Lowther Street, Carlisle CA3 8DA T: 01228 514199 F: 01228 594303  
agency@waltongoodland.com www.waltongoodland.com

