

TO LET



Industrial/Retail/Storage/15,694 sq ft (1,458 sq m)/£75,000 per annum

Units 9-11, Bridge End Industrial

Estate, Egremont

Cumbria CA22 2RD

Walton Goodland

agency@walgoodland.com

01228 514199



INDUSTRIAL TRADE COUNTER WITH OFFICE SPACE IDEALLY LOCATED JUST OFF THE A595 TRUNK ROAD ON BRIDGE END INDUSTRIAL ESTATE, EGREMONT.

- CURRENTLY OCCUPIED FOR TRADE COUNTER USE WITH PARKING FOR 20+ VEHICLES.
- EXCELLENT TRANSPORT LINKS VIA A595 TRUNK ROAD TO SELLAFIELD TO THE SOUTH WITH WHITEHAVEN, WORKINGTON AND COCKERMOUTH TO THE NORTH.
- ALTERNATIVE USES CONSIDERED, SUBJECT TO CONSENTS.
- CAN BE LET AS A WHOLE OR IN PARTS.

DESCRIPTION

The property comprises a steel framed industrial unit with a brick and profile sheet clad exterior, currently accessed by personnel doors. Historic roller shutter doors remain in situ.

The adjoining Unit 11 is a brick built unit currently utilised as office space.

A mezzanine floor is accessible within Unit 9 from interior staircases.

Please note: Unit 12 (attached to 9-11) is occupied and not available to lease, this is to be blocked off from the current units.

LOCATION

The property is situated on the Bridge End Industrial Estate in Egremont, directly adjacent to the A595, allowing access to the rest of West Cumbria as well as the A66 (at Cockermouth) towards the Lake District National Park, Penrith, and the M6 (junction 40).

The property benefits from being approximately 5 miles from Sellafield Nuclear site.

SERVICES

All mains services are connected to the property including 3-phase electricity.

The tenant will be responsible for the payment of all utilities.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of D83.

RATEABLE VALUE

ACCOMMODATION

The property comprises the following approximate areas:-

Ground Floor

Retail Space – 3,649 sq ft (339 sq m)

Double Height Store – 3,035 sq ft (282 sq m)

Offices – 2,680 sq ft (249 sq m)

Shower and Toilet block

First Floor

Meeting Room – 258 sq ft (24 sq m)

Paint Store – 205 sq ft (19 sq m)

Mezzanine Store – 5,866 sq ft (545 sq m)

RENT

£75,000 per annum, exclusive of VAT, Business Rates and all other outgoings.

LEASE

A new lease for a term of years to be agreed on an internal repairing and insuring basis.

Please Note: The property will be available from September 2025.

VAT

VAT is payable in addition to the rent.

VIEWINGS

Please contact Walton Goodland.

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.

The property is currently rated alongside the adjacent unit as a building merchant and premises.

Strictly no approach should be made to the existing occupiers of the property.

Current RV including the adjacent unit is £45,750 (2023 Listing).

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Walton Goodland. 10 Lowther Street, Carlisle CA3 8DA T: 01228 514199 F: 01228 594303
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Energy performance certificate (EPC)

Thomas Graham & Sons (Iron & Steel) Ltd Unit 5, Bridge End Industrial Estate Sowerthorpe CA32 2ED	Energy rating D	Valid until: 12 April 2035 Certificate number: 8879-8856-4448-1794-6882
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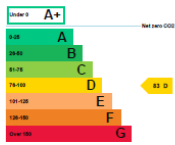
Property type: **B8 Storage or Distribution**
 Total floor area: **1,744 square metres**

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:



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