



**TO
LET**

**A SALE WILL
ALSO BE
CONSIDERED**

Whitehaven Commercial Park

Moresby Parks, Cumbria, CA28 8YD

**NEW BUILD DETACHED INDUSTRIAL/WAREHOUSE UNIT
WITH 10 METRE EAVES AND TWO CRANES**

WG

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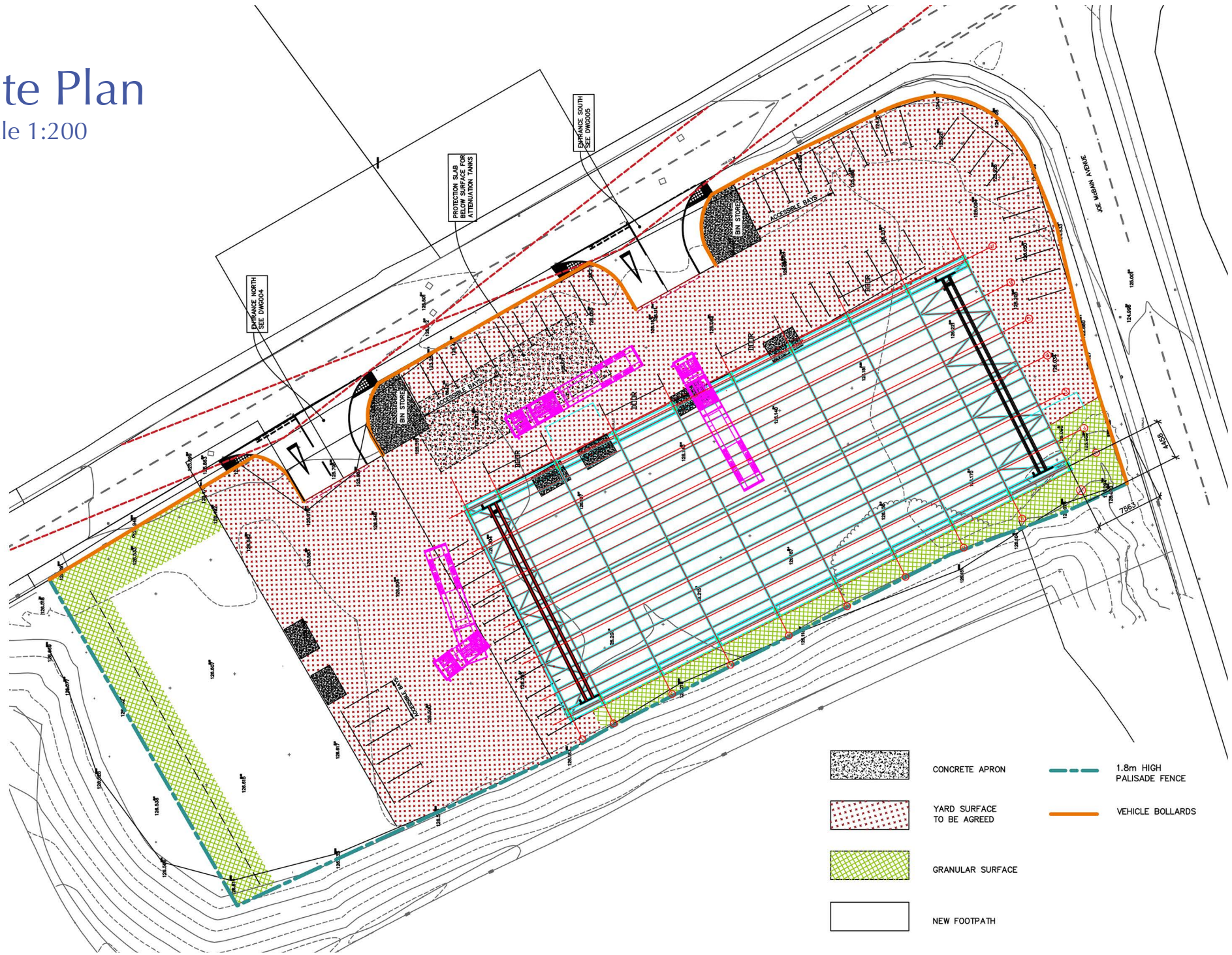
KEY HIGHLIGHTS

- New build detached industrial building – will let or sell
- High 10 metre eaves
- 7.3 metre bays with option of multiple roller door access points
- Two fixed overhead cranes – 30 tonne and 15 tonne
- Site area extends to 1.8 acres and is securely fenced
- Growing Commercial Park location within easy reach of A595
- Other occupiers include Cumberland Council, Rexel, GAP and O'Connor Fencing
- Opportunity to input into finish of building

Standalone 18,000 ft² high quality modern industrial unit in secure self-contained 1.8 acre site on popular commercial park

Site Plan

Scale 1:200



-  CONCRETE APRON
-  YARD SURFACE TO BE AGREED
-  GRANULAR SURFACE
-  NEW FOOTPATH
-  1.8m HIGH PALISADE FENCE
-  VEHICLE BOLLARDS

LOCATION

The property is situated on Whitehaven Commercial Park opposite Whitehaven Golf Club equidistant between Moresby Parks and Hensingham on the western outskirts of Whitehaven in West Cumbria. There is excellent access via Moresby Parks Road to the north and south linking to the A595. Other occupiers include Cumberland Council, O'Connor Fencing, Rexel UK and GAP Group.

DESCRIPTION

A new build detached industrial unit. On completion the building will comprise of steel portal frame construction with insulated steel sheet cladding to an eaves height of 10m above blockwork walls beneath a pitch insulated profile steel sheet roof with steel flashings/rainwater goods. The building will incorporate roller shutter doors and include two overhead cranes (30 tonne and 15 tonne). The building can be finished subject to occupier requirements. An opportunity therefore exists for occupiers to have their own input into the finished building.

ACCOMMODATION

The property comprises the following approximate areas:

Gross Internal Area (GIA) 1,675 m² (18,030 ft²)

Outside

The building sits within a secure compound extending to 1.8 acres providing access, unloading and parking spaces.

SERVICES

All mains services will be connected to the property which will be fitted with two large overhead cranes as described.



TENURE

The property is offered to let on a new full repairing and insuring lease for a term of years to be agreed.

Our client will also consider a sale of its freehold interest in the property with vacant possession.

RENT / PRICE

All rents are exclusive of Business Rates, Vat and all other outgoings. Please contact Walton Goodland for rental and price enquiries.

OPPORTUNITY

The supply of good quality modern industrial buildings of this size and height is rare in west Cumbria. The incorporation of two overhead cranes makes the unit even more attractive enabling it to service different sectors of the market.

The property ideally suits an owner occupier or tenant and can be adapted within reason at this stage to suit operational needs.

PLANNING

Planning permission was approved (Ref: 4/23/2085/0F1) for the construction of manufacturing, warehousing and distribution buildings (B2 & B8 uses) on 15 August 2023. Building work has commenced and planning instigated.

Interested parties can enquire of Cumberland Council on www.cumberland.gov.uk or alternatively by telephone: 0300 373 3730.

BUSINESS RATES

The subject property is not currently assessed for Business Rates as it is under construction. Interested parties should contact Cumberland Council on www.cumberland.gov.uk

VAT

All prices are quoted exclusive of Vat which is payable in addition.

EPC

The property will be issued with an EPC on completion of construction works.

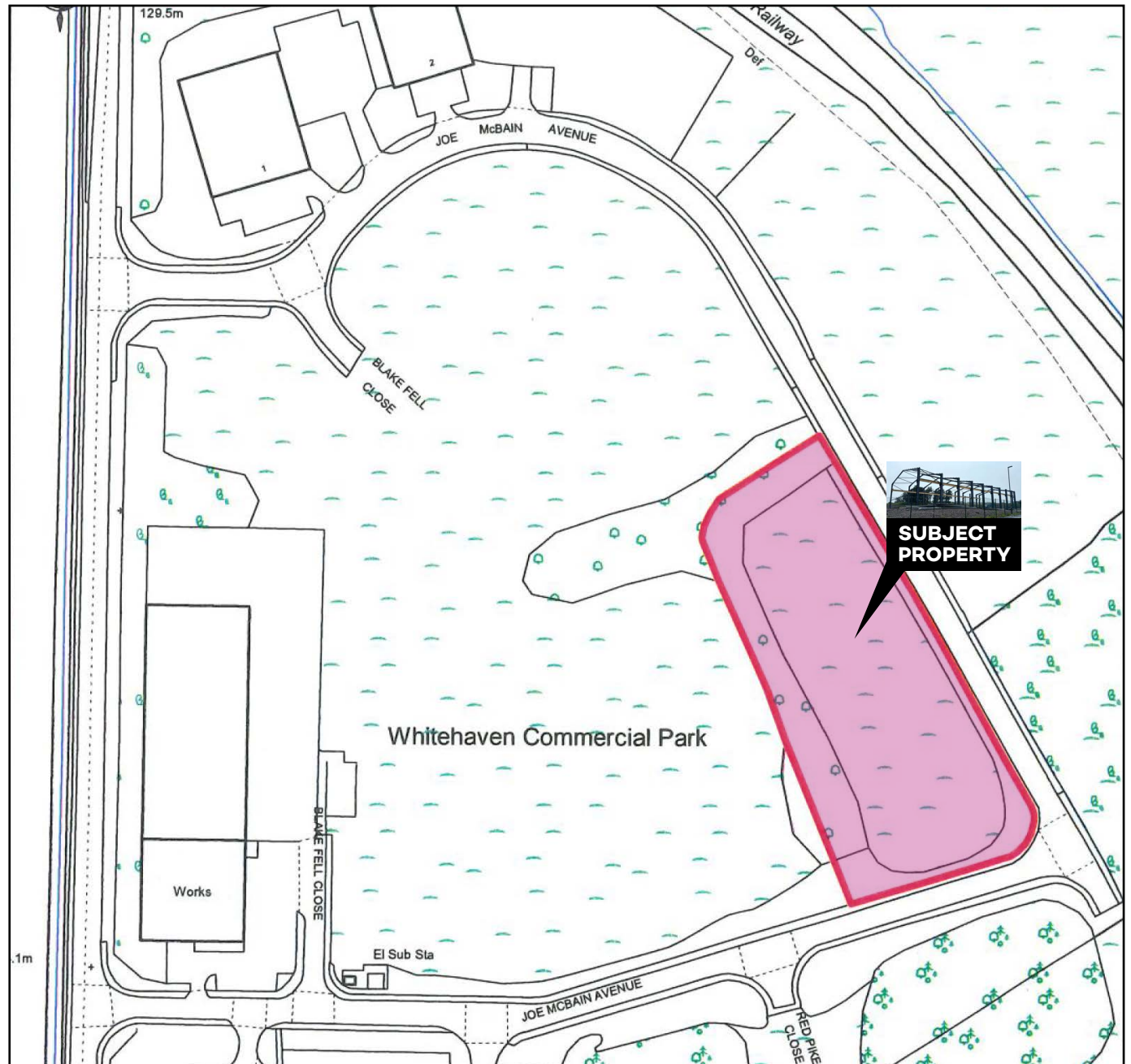
VIEWINGS & CONTACT

Please refer all enquiries to Stephen Sewell at:

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