



**TO
LET**

Baybarrow Depot, Baybarrow Road, Egremont, CA22 2NG

LARGE FULLY CONCRETED SECURE HARD SURFACED
DEPOT/COMPOUND WITH OFFICE AND WORKSHOP OPTIONS

WG

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BRIDGE END INDUSTRIAL ESTATE

A595

SELLAFIELD

THORNHILL

BAYBARROW DEPOT

GROVE ROAD

BAYBARROW ROAD

BAYBARROW ROAD

KEY HIGHLIGHTS

- Approximately 1.72 acres
- Includes existing garage/workshop and offices
- Ideal for laydown, vehicle parking, aggregates, storage, depot use, utilities, builders yard/merchants subject to consent
- Easy access to town centre and A595
- Available as a whole or part
- Sellafield nuclear site: 6 miles



LOCATION

Situated towards the western fringe of Egremont in West Cumbria with access from Grove Road leading to the Town Centre (approx. 0.5 miles). Sellafield Nuclear Site is approximately 6 miles south.



DESCRIPTION

A former Highways Depot, the site offers extensive concrete hard standing throughout being securely fenced around its perimeter. There is a single storey workshop building with 3 nr. roller doors and inspection pits extending to an eaves height of 5m. A modern office building sits adjacent to the entrance and has been newly refurbished to a high specification.



AREA

Workshop: 1,806 sq. ft. (168 sq. m)
Offices: 912 sq. ft. (85 sq. m)
Yard: 1.72 acres



SERVICES

All mains services are connected. The workshop benefits from gas warm air blowers. The offices have recently undergone complete refurbishment with a newly installed combi gas boiler and central heating system, CCTV, electrics, suspended ceiling, perimeter trunking and comms, new UPVC double glazed windows and recessed lighting.



COMMUNICATIONS

A595: 1 mile

Sellafield: 6 miles

Whitehaven: 7.5 miles

M6 (Junction 40): 46 miles

LEASE

A new lease for a term of years to be agreed. Smaller lettings of part may be considered. Consideration will also be given to a sale of the entire freehold site.

RENT

On request subject to area of land required and any buildings. Please contact the letting agents for further information.

RATEABLE VALUE

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

Please note that as of 1 April 2017 if this is your only commercial premises and the Rateable Value is £12,000 or less, then no business rates will be payable, subject to status.

VAT

TBC

VIEWING

Strictly by prior appointment with Walton Goodland:

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