



**TO
LET**

Light Industrial Units

The Flax Works, Cleator, Cumbria, CA23 3DU

**HYBRID LIGHT INDUSTRIAL R&D WORKSPACE UNITS
IN ATTRACTIVE RIVER SETTING**



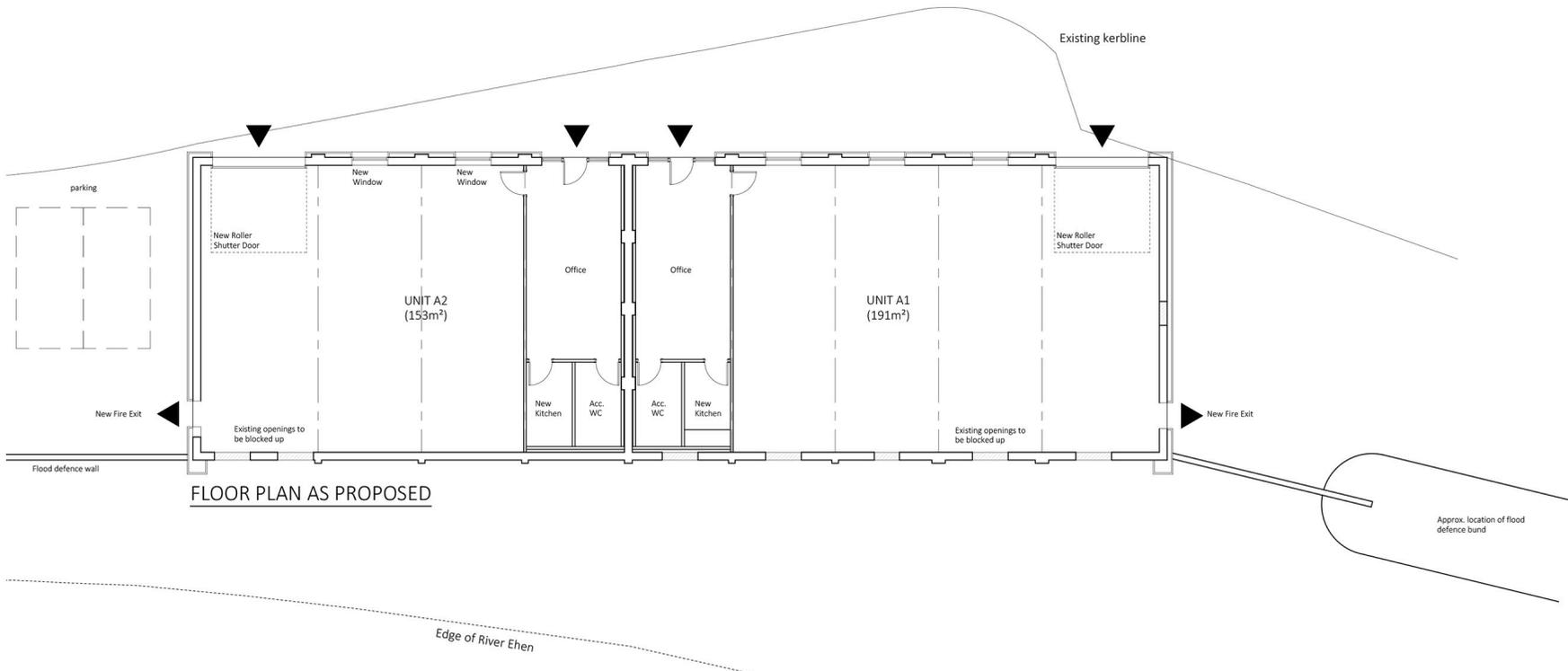
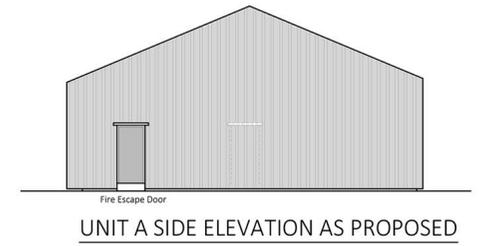
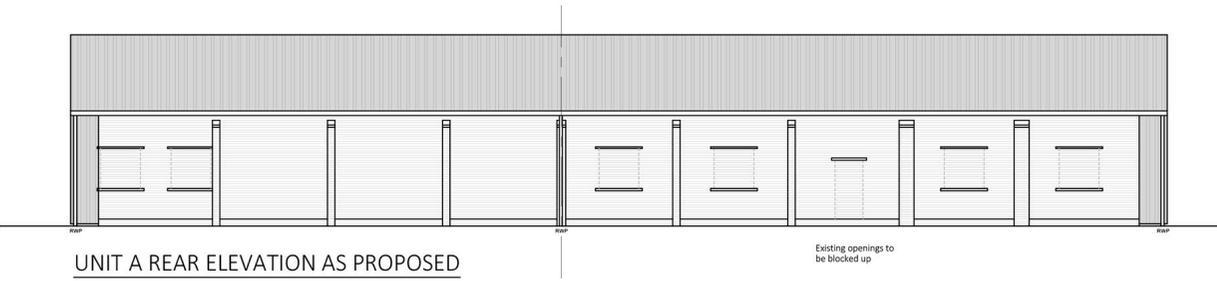
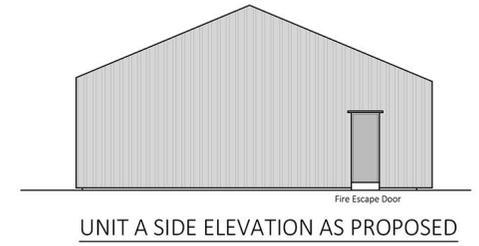
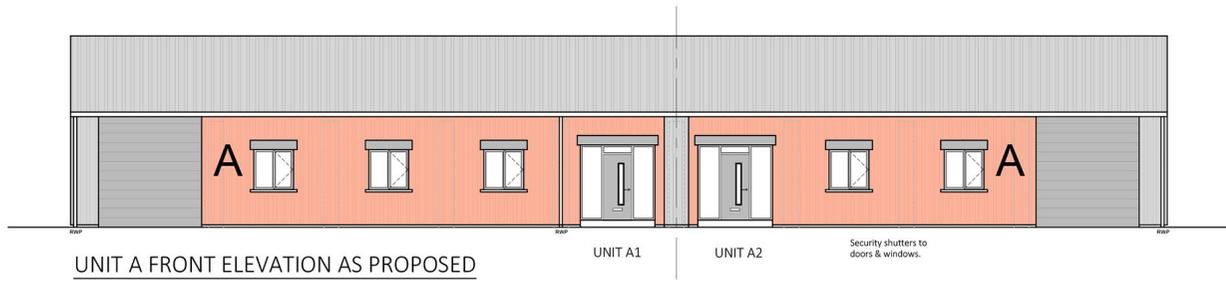
Walton Goodland: 01228 514199
www.waltongoodland.com
Avison Young: 01946 65835
www.avisonyoung.co.uk

Proposed new development of up to 16 nr. modern light industrial units



KEY HIGHLIGHTS

- Units available from 398 sq. ft. (37 sq. m.) to 5,350 sq. ft. (497 sq. m.) of varying sizes
- NEW units A1 and A2 ready for occupation pending internal fit out
- Units A & B include office, kitchen and accessible WC accommodation
- Units C, D and E will include accessible WC and kitchenette/brew station
- Adjoining units can be combined to form larger space with internal configuration to suit individual occupier requirements
- All units will comprise a sectional overhead roller access door of 3.5m or 4.5m in height
- Potential for internal mezzanine construction in C and D block units
- Car parking and disabled access spaces at the front and side of individual units
- Adjacent 600 space park and ride for Sellafield Limited
- Potential for additional bespoke industrial warehouse unit on site of upto 30,000 sq ft
- Excellent links to A595 (1.8 miles) and multiple town centre amenities
- Sellafield Nuclear Site - 7 miles south
- Lake District National Park - 2 miles east



LOCATION

The site is located adjacent to the historic former Cleator Mill on the banks of the River Ehen in Cleator. Set back from Main Street, the site is within easy access of the A595 (1.8 miles) at Egremont. The adjacent land is occupied by Sellafield Limited as a park & ride scheme, comprising a 600 space car park. A new housing development is planned on the land to the west.

DESCRIPTION

The units will comprise single-storey light industrial hybrid workspace with modern steel portal frame construction and profile sheet cladding above facing brickwork with insulated pitch-profile composite panel roofs, PVCU windows and sectional overhead roller doors.

All units will comprise accessible WC facilities and either a kitchen or kitchenette area, with Units A and B benefitting from integral office accommodation and C and D being an appropriate height to incorporate first floor mezzanine areas, if so required.

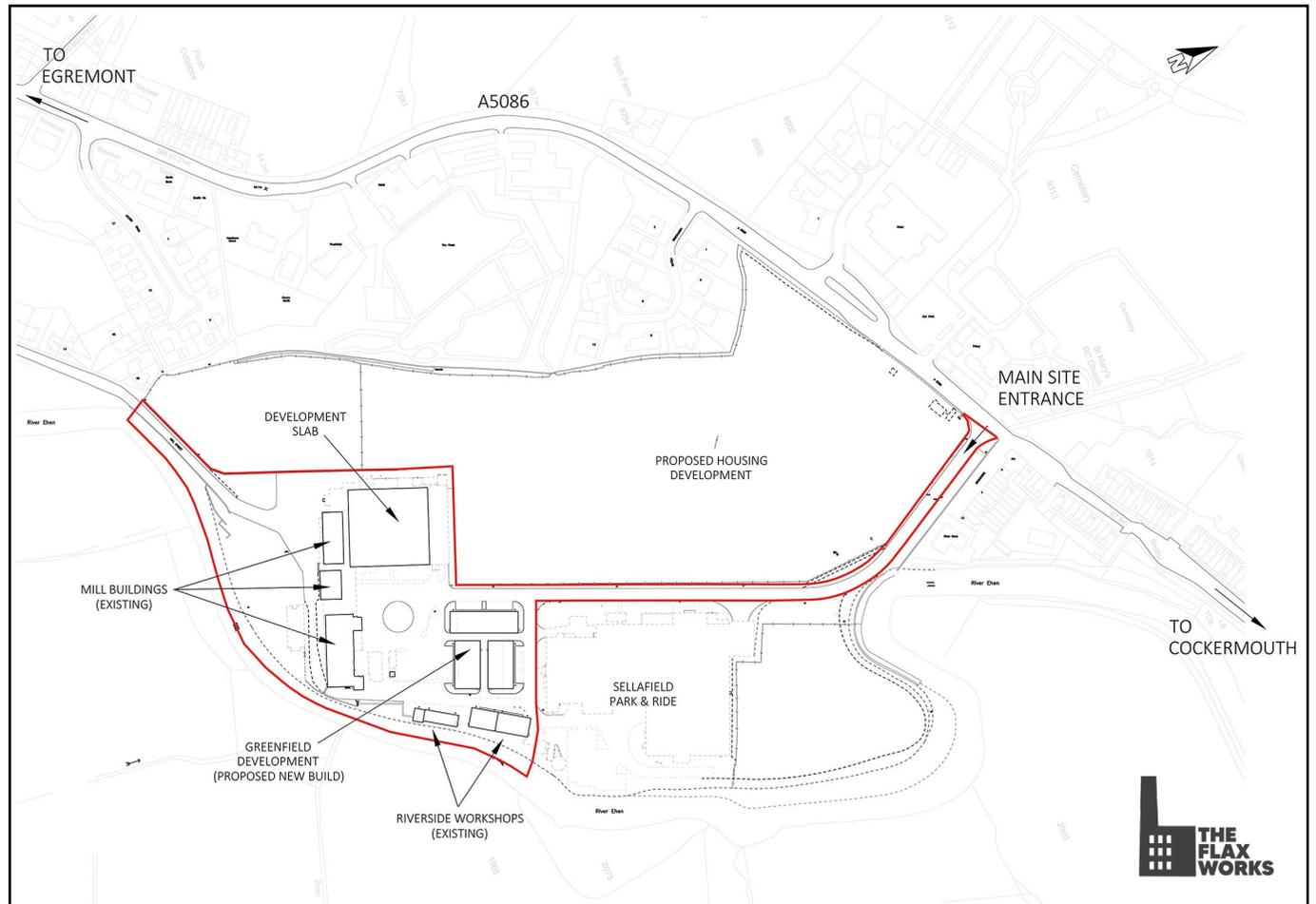
Units A1 and A2 have been constructed and are ready for immediate occupation pending internal fit-out.

The eaves height on units C, D and E extends to approx. 5.18m with roller door access to a height of 4.5m. The access doors on Units A and B extend to a height of 3.5m.

Various combinations of units can be made available, subject to specific size requirements. The ability to lease a whole block or multiple blocks exist subject to occupier requirements.



Parking is available to the front and side of the units as identified on the plans.



ACCOMMODATION

Unit	Sq. M.	Sq. Ft.
A1:	191 sq. m.	2,056 sq. ft.
A2:	153 sq. m.	1,647 sq. ft.
B:	132 sq. m.	1,421 sq. ft.
Office:	37 sq. m.	398 sq. ft.
C1:	98 sq. m.	1,055 sq. ft.
C2:	98 sq. m.	1,055 sq. ft.
C3:	98 sq. m.	1,055 sq. ft.
C4:	98 sq. m.	1,055 sq. ft.
D1:	98 sq. m.	1,055 sq. ft.
D2:	98 sq. m.	1,055 sq. ft.
D3:	98 sq. m.	1,055 sq. ft.
D4:	98 sq. m.	1,055 sq. ft.
E1:	82 sq. m.	883 sq. ft.
E2:	82 sq. m.	883 sq. ft.
E3:	82 sq. m.	883 sq. ft.
E4:	251 sq. m.	2,702 sq. ft.
Total:	1794 sq. m.	19,313 sq. ft.

SERVICES

Mains electricity, water and drainage are to be connected to the units. Heating and hot water will be provided via 500 watt panel electric heaters in the office and kitchen areas which will be further serviced by instantaneous hot water heaters in the kitchen/kitchenette and WC.

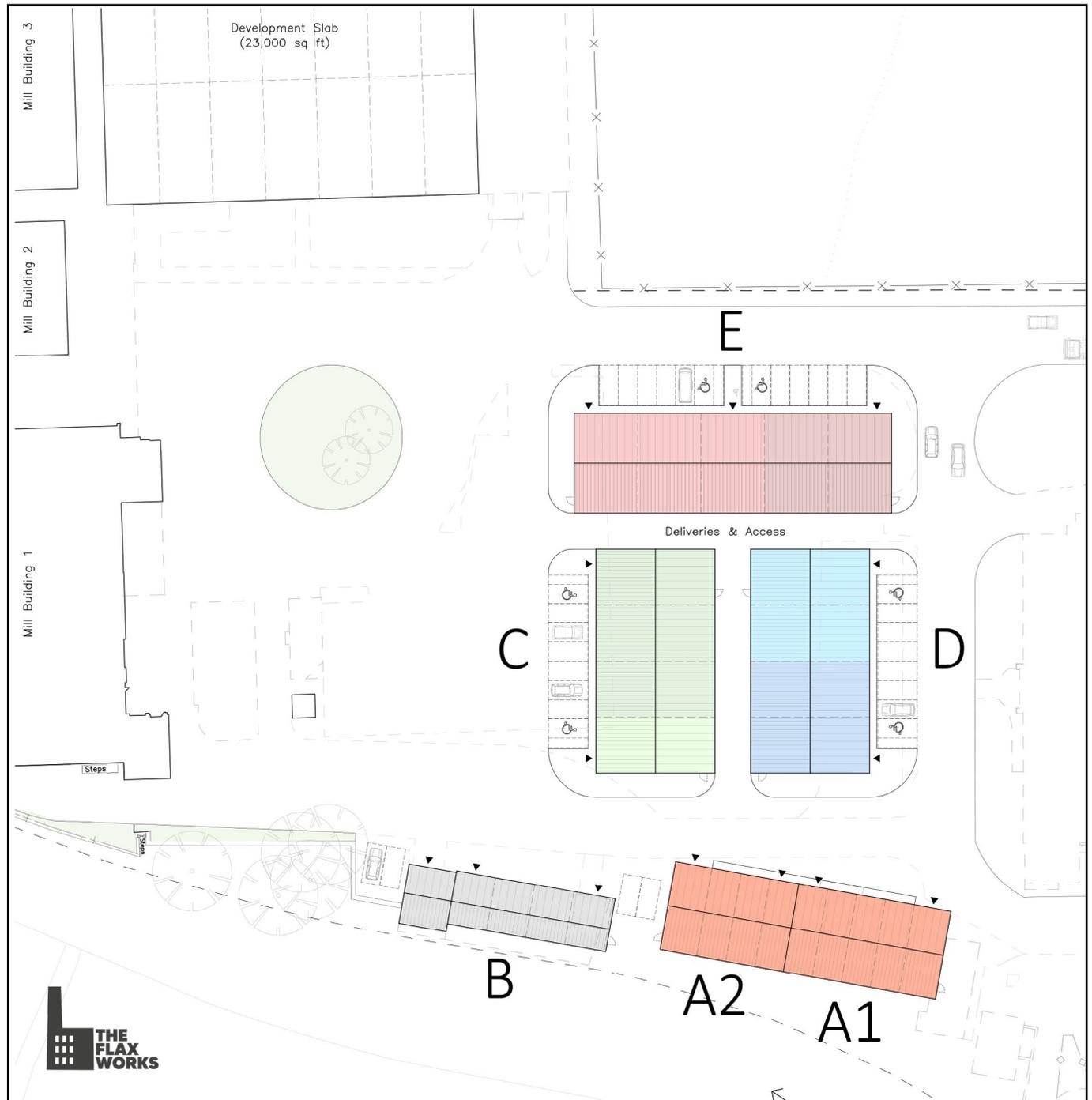
LEASE

Units are available to lease for a term of 5 years with flexible break options considered on full repairing and insuring terms.

Potential exists for development of an additional 30,000 sq. ft. on an existing floor slab adjacent to the proposed units. Design to build and let requirements considered subject to pre-lease agreement terms.

RENT

Individual unit rents available on request on a fully inclusive basis save for Business Rates, Vat and utilities which tenants will remain responsible for. Please contact the joint sole letting agents for further details.





£ RATEABLE VALUE

To be confirmed.

Interested parties should make their own enquiries of 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.

💡 EPC

EPC's are currently being instructed following completion of building works to Units A1 and A2. These will be available for inspection from the joint sole letting agents.

% VAT

Vat is payable in addition to the rent.

👁️ VIEWING

For further information please contact the joint agents:

WALTON GOODLAND:

Stephen Sewell: m: 07843 058081

t: 01228 514199 e: agency@walgoodland.com

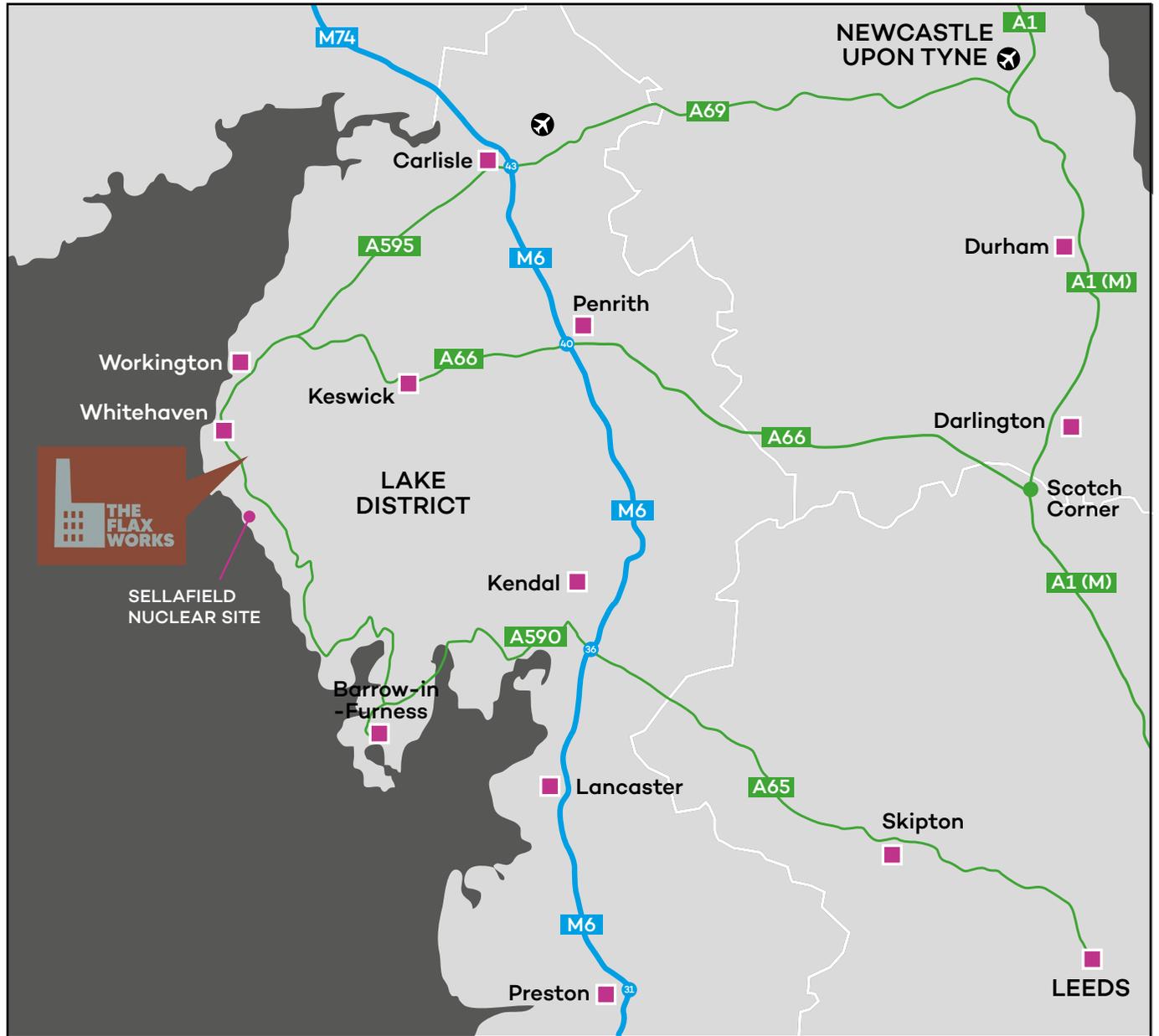
10 Lowther Street, Carlisle, CA3 8DA

AVISON YOUNG:

Andrew Williamson: m: 07802 985416

t: 01946 65835 www.avisonyoung.co.uk

Unit 9, Ingwell Hall, Whitehaven, CA24 3JZ



Units A1 and A2 can currently be viewed externally. However, interested parties should contact the joint sole letting agents in advance. Neither the letting agents nor the landlord, take responsibility to persons attending the site unaccompanied.

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.