



**TO
LET**

Land at Syke Park

Wigton, Cumbria, CA7 9NE

COMMERCIAL INDUSTRIAL EMPLOYMENT LAND SITE
EXTENDING TO 4.73 ACRES ON EDGE OF WIGTON

WG

WALTON GOODLAND

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Syke Park is the principal commercial area in Wigton and the surrounding hinterland



KEY HIGHLIGHTS

- Adjoining established industrial estate on southern edge of Wigton, Cumbria
- Syke Park is the principal commercial area in Wigton and the surrounding hinterland
- Extends in total to c.4.73 acres but can be split for letting purposes
- Site is secure and currently divided into two parts with palisade fencing
- Benefits from level hardcore base along with electric, water and drainage
- Scarce commercial land opportunity – a sale for development purposes may be considered.
- Established industrial employment area next to Hope's Auction Mart
- Would suit external storage or laydown space for building / utilities materials, container storage, commercial, agricultural and domestic vehicles and haulage/distribution along with other alternative uses subject to planning
- Existing outline planning approved for B1 (not offices) and B8 use
- Design, build and leaseback options also considered subject to financial status.
- Very well connected: A595 – 0.5 miles; Carlisle (Bypass) – 8 miles; Cockermouth – 15 miles



B5305
To Penrith
J41/M6

A595
Carlisle; Cockermouth;
Workington

HOPES
AUCTION

LAND AT
SYKE PARK

TWOEY

REAYS

VETS

SYKE ROAD

CT HAYTON

PROPOSED
RESIDENTIAL
DEVELOPMENT



Adjoining established industrial estate on southern edge of Wigton, Cumbria

LOCATION

The land comprises the only logical extension to the existing Syke Park industrial estate and therefore provides the foremost opportunity for anyone looking for commercial land.

The site is accessed via the main estate road through Syke Park leading from Syke Road being situated on the southern fringe of the market town of Wigton within approximately 0.5 miles of access to the main A595 arterial route linking Carlisle to West Cumbria and Britain's Energy Coast.

The surrounding estate is commercial with a mix of occupiers including Belle Vue Vets, Reays Coaches, CT Hayton tractors and various trade related businesses serving the agricultural and construction industries. Wigton is a popular well known agricultural area serving a wide hinterland stretching north to the Solway plains and south into the Lake District fells.

The town is dominated by the enormous Innovia factory, a subsidiary of the giant CCL Industries, and is the leading global producer of speciality, high-performance, multi-layer, surface-engineered films for label, packaging and security applications.

DESCRIPTION

The site extends to c.4.73 acres gradually sloping East to West. The land is no longer green field and has been fenced and partly laid to hardcore being most recently used for the parking of coaches.

The land is currently subdivided but this can be reconfigured and/or alternatively let in separate individual parts subject to requirements. There are currently two access points, directly from the main estate road and alternatively via other land within the ownership of our client. This enables multiple options.



NB. Our client owns additional land and buildings adjoining the property on the Syke Park estate which we are also offering To Let. Please enquire of Walton Goodland if any other options are sought. A sale of the subject land may also be considered.

ACCOMMODATION

The site comprises the following approximate area:

Land: 4.73 acres (1.9 Ha)

TENURE

The property is available To Let as a whole or in parts on a new FRI lease for a term of years to be agreed. The potential exists to split the site subject to tenant requirements. Please contact Walton Goodland to discuss.

In addition, our client may consider a sale of its freehold interest.

SERVICES

The land benefits from connection to mains electricity, water and drainage. There is a United Utilities substation on the site along with electricity pylons passing over part.

RENT

Rents from **£15,000** per acre per annum as existing. Please note that smaller lettings where parts of the site are split, fenced and self contained will attract higher rental charges per acre/per sq m. Please contact Walton Goodland (Stephen Sewell) to discuss your requirement and interest. All rents quoted are exclusive of Business Rates, Vat and all other outgoings.

RATEABLE VALUE

Interested parties are recommended to contact Allerdale Borough Council on 0303 123 1702.

DESIGN, BUILD & LEASE OPPORTUNITIES

Dependant upon the financial status of the tenant and specific requirements being met our client will also consider design and build opportunities. Subject to planning and the tenant entering into an Agreement for Lease our client will construct a building, or compound, or both to a specification agreed between the parties with the pre-agreed lease and rent commencing following practical completion of our clients works.

VAT

VAT is applicable and is payable in addition to the rent.

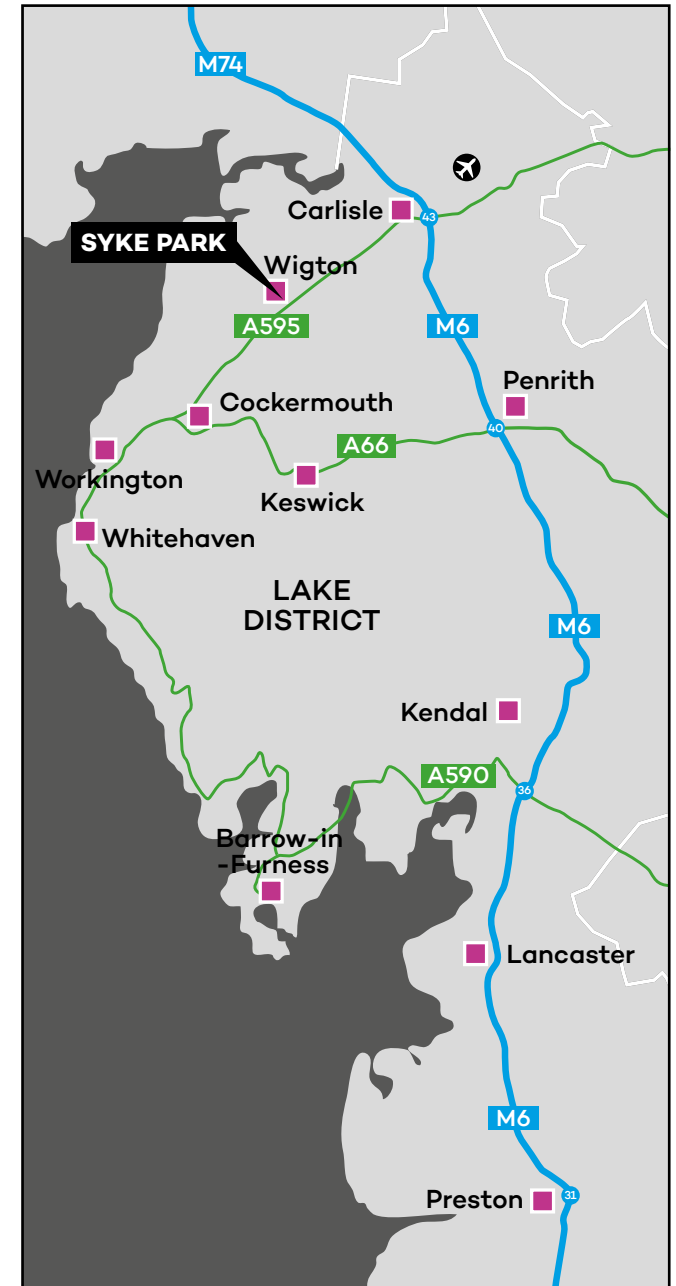
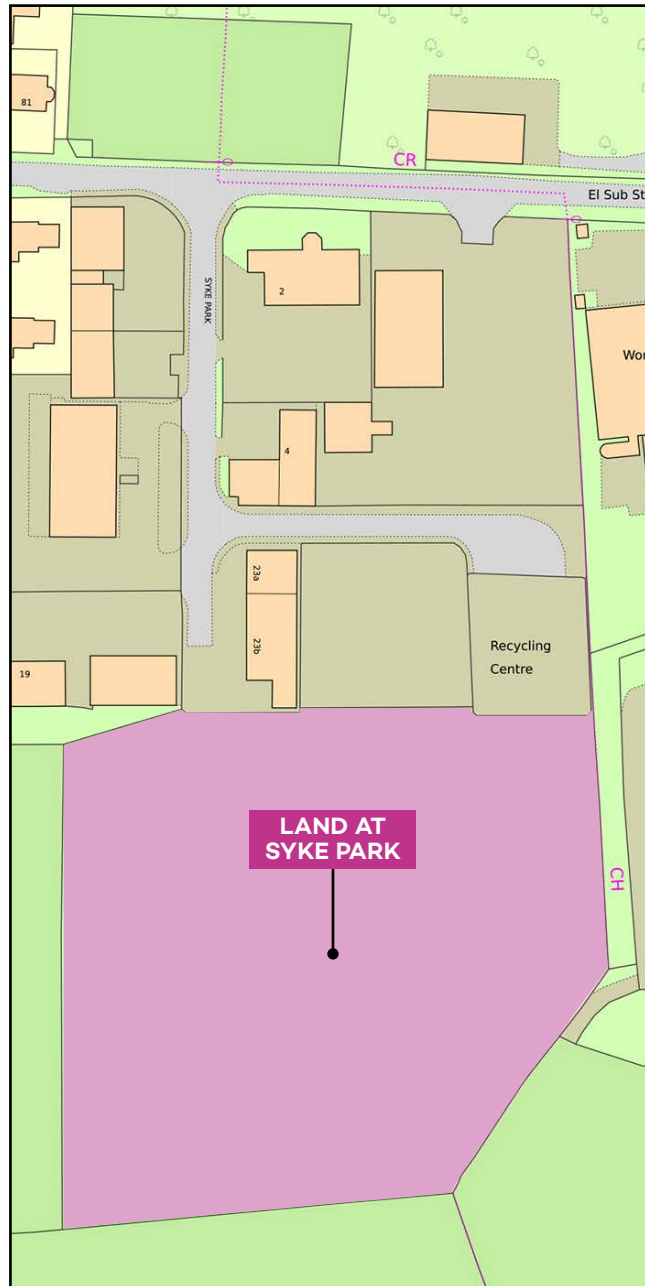
VIEWING

All viewings to be arranged by contacting Walton Goodland. The site can be viewed in part through the fencing and gated entrance.

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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.