



**TO
LET**

Unit 2, Roseacre

Mealsgate, Wigton, CA7 1AW

REFURBISHED INDUSTRIAL WORKSHOP UNIT OFF A595

WG

WALTON GOODLAND

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KEY HIGHLIGHTS

- Refurbished industrial workshop unit
- Would suit vehicle repair / maintenance and storage
- Excellent location, adjacent A595
- Between Wigton and Cockermouth with easy access into Lake District National Park
- Securely located on private estate
- To let on new FRI lease

Refurbished
industrial
workshop unit



LOCATION

The subject property is ideally situated just off the A595 (arterial route between Carlisle/M6 and West Cumbria / Northern Lakes) at Mealsgate on a secure, private estate of similar units. The property is equidistant between Carlisle and Workington and within easy reach of Wigton (5 miles), Cockermouth (10 miles) and access into the Lake District National Park, Caldbeck, Keswick and Bassenthwaite.

Adjacent occupiers include a mix of local and regional business. There is ample parking and loading space outside.

DESCRIPTION

The unit comprises a single-storey mid-terrace light industrial building beneath a newly clad pitch profile sheet roof and concrete floor.

The unit is due to be re-clad by the Landlord across the front elevation and has a new electric roller shutter door to a height of 4.4m and width of 4.3m. Internally there is a vehicle inspection pit extending to 11.5m in length and small mezzanine office adjacent to the front entrance. There is a single toilet and wash hand basin and the eaves extend to approx. 4.16m.

Access from the main road is via a private estate roadway leading into a large communal yard area with private parking and unloading for the property.

ACCOMMODATION

The unit comprises the following approximate areas:

Ground Floor

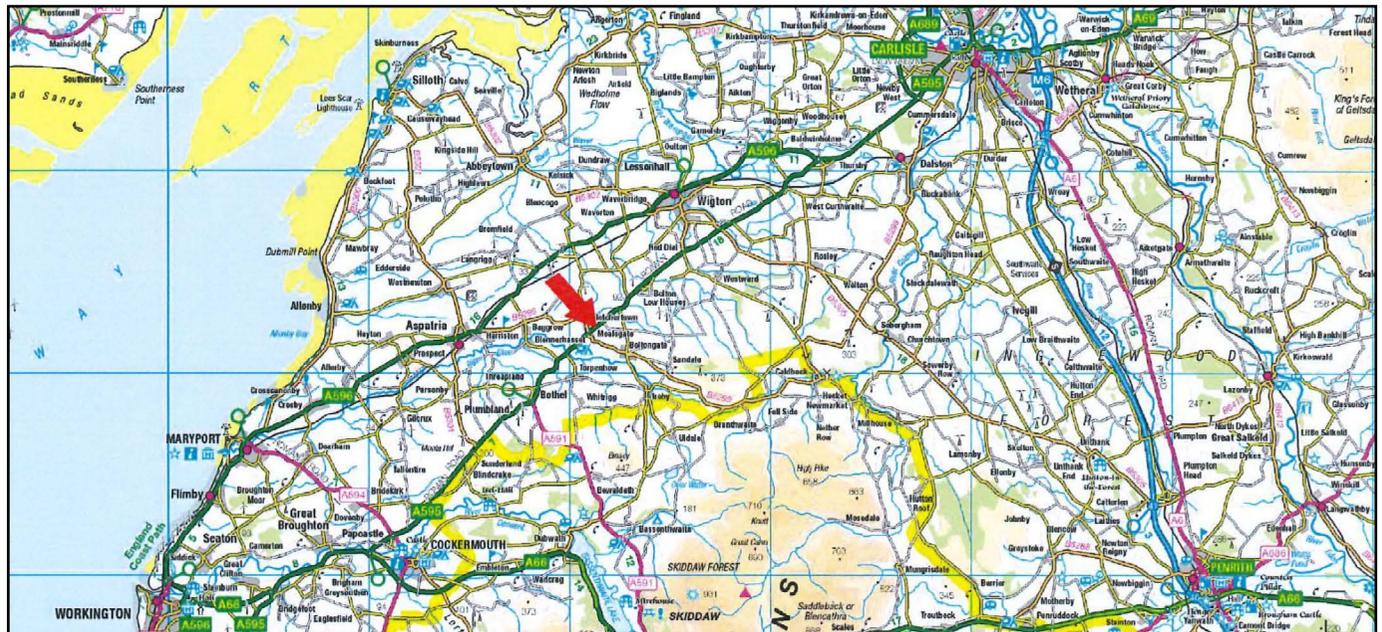
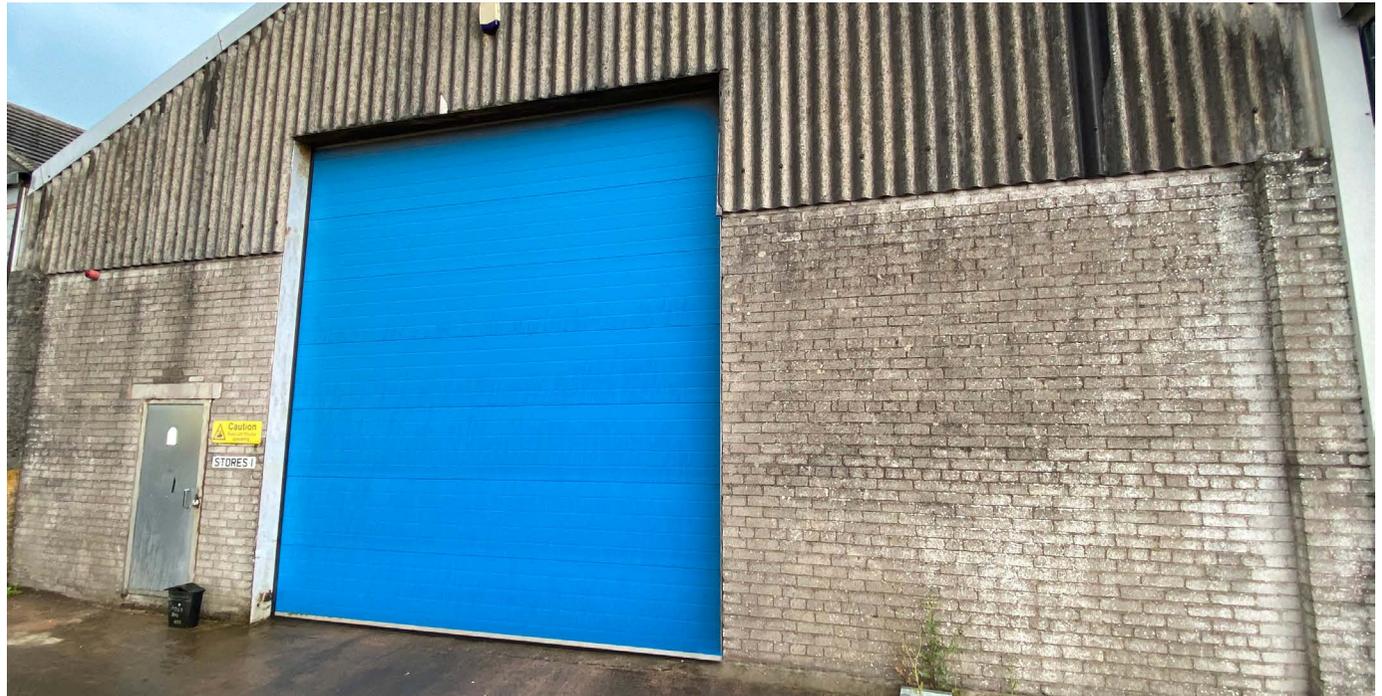
Gross Internal Area: 3,821 sq. ft. (355 sq. m.)

Incorporating:

Toilet 1 WC and 1 WHB

First Floor

Office 97 sq. ft. (9 sq.m.)



SERVICES

The property is connected to mains water, drainage and electricity.

RATEABLE VALUE

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 your Rateable Value is £12,000 or less and this is your only commercial premises then no business rates will be payable, subject to status.

EPC

Not applicable. The property is a workshop with no fixed heating or conditioned space.

LEASE

A new lease for a term of years to be agreed on full repairing and insuring terms.

RENT

£15,000 per annum, exclusive of Business Rates, VAT and all other outgoings.

VAT

VAT is applicable.

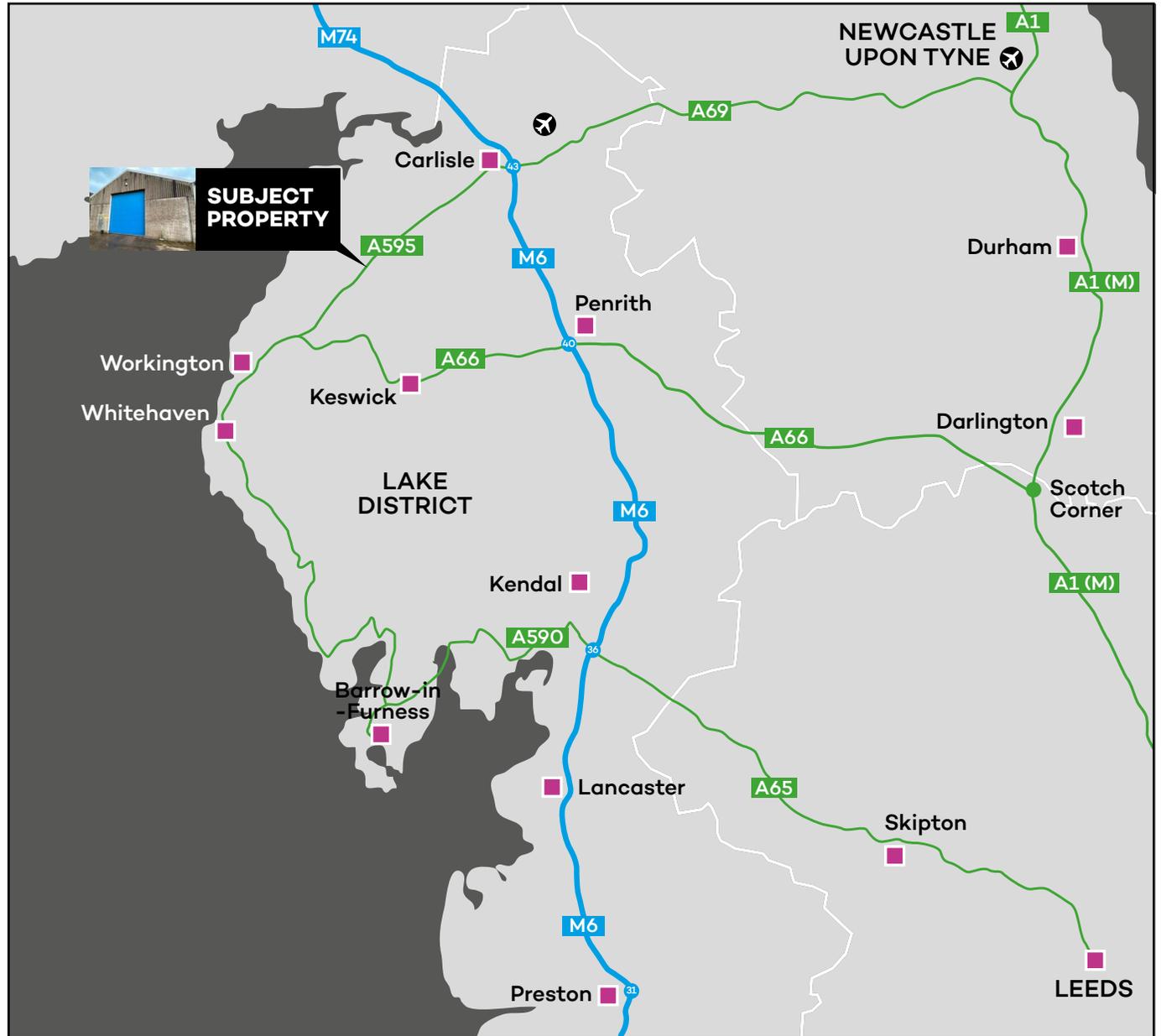
VIEWING

Strictly by appointment only. Please contact Walton Goodland.

t: 01228 514199

e: agency@waltongoodland.com

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