



**TO
LET**

Unit 5, Roseacre
Mealsgate, Wigton, CA7 1AW
MODERN REFURBISHED WAREHOUSE
ACCOMMODATION OFF A595

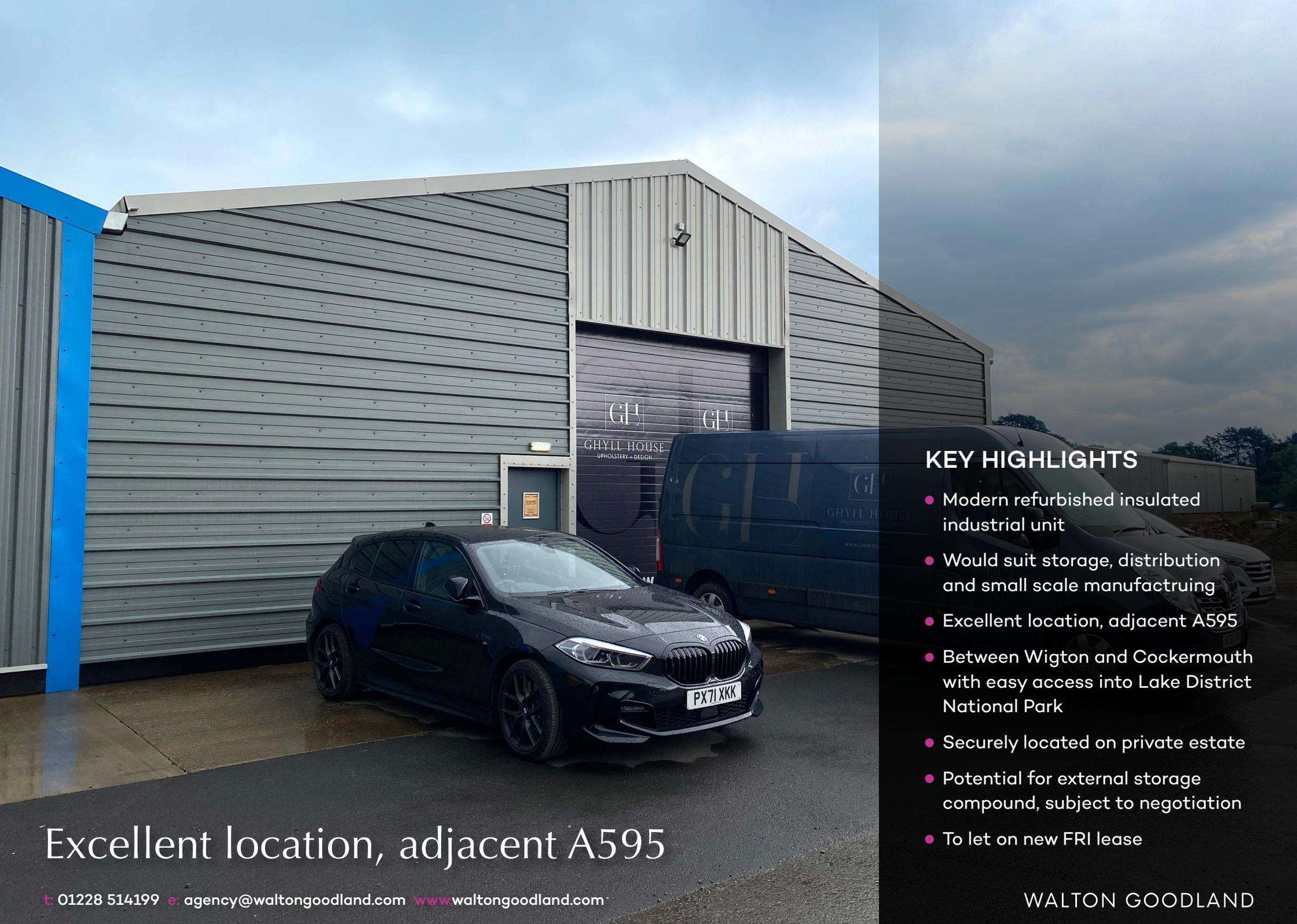
WG

WALTON GOODLAND

t: 01228 514199

e: agency@waltongoodland.com

www.waltongoodland.com



KEY HIGHLIGHTS

- Modern refurbished insulated industrial unit
- Would suit storage, distribution and small scale manufacturing
- Excellent location, adjacent A595
- Between Wigton and Cockermouth with easy access into Lake District National Park
- Securely located on private estate
- Potential for external storage compound, subject to negotiation
- To let on new FRI lease

Excellent location, adjacent A595



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 end link detached light industrial building of steel frame construction with block work, profiled elevations and an insulated roof.

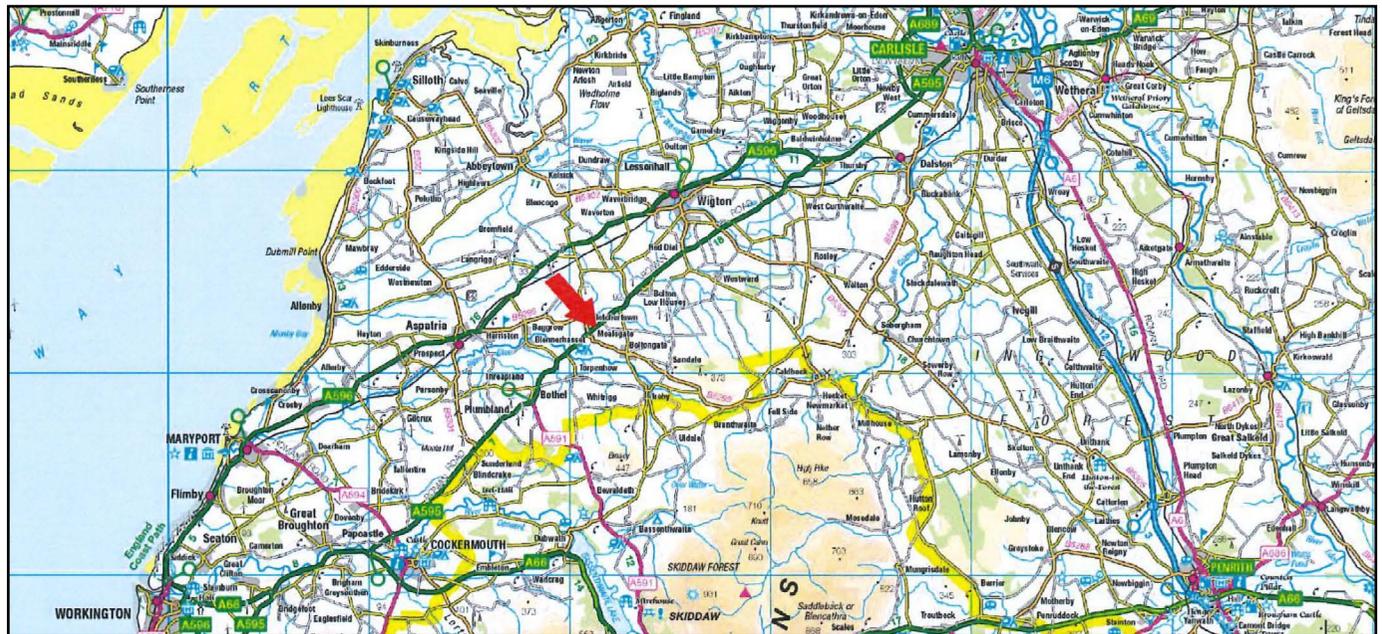
The unit has been refurbished, is modern and benefits from kitchen and ladies/gents toilets facilities, with 3-phase electricity. There is existing roller door access to the front with potential to create an additional access if required.

The accommodation has most recently been used by an upholstery business and would suit a variety of light industrial, storage, workspace, hybrid, small scale manufacturing uses.

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.

SERVICES

The property is connected to mains water, drainage and electricity (3-phase).



ACCOMMODATION

The unit comprises the following approximate areas:
5,118 sq. ft. (476 sq. m.)

Incorporating:

Gents: 1 WC and 1 WHB. Ladies/Disabled: 1 WC and 1 WHB
Kitchen with fitted modern wall and base units, stainless steel single drainage sink unit and breakfast bar/seating servery area.

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

£25,000 per annum, exclusive of Business Rates, VAT and all other outgoings.

VAT

VAT is applicable.

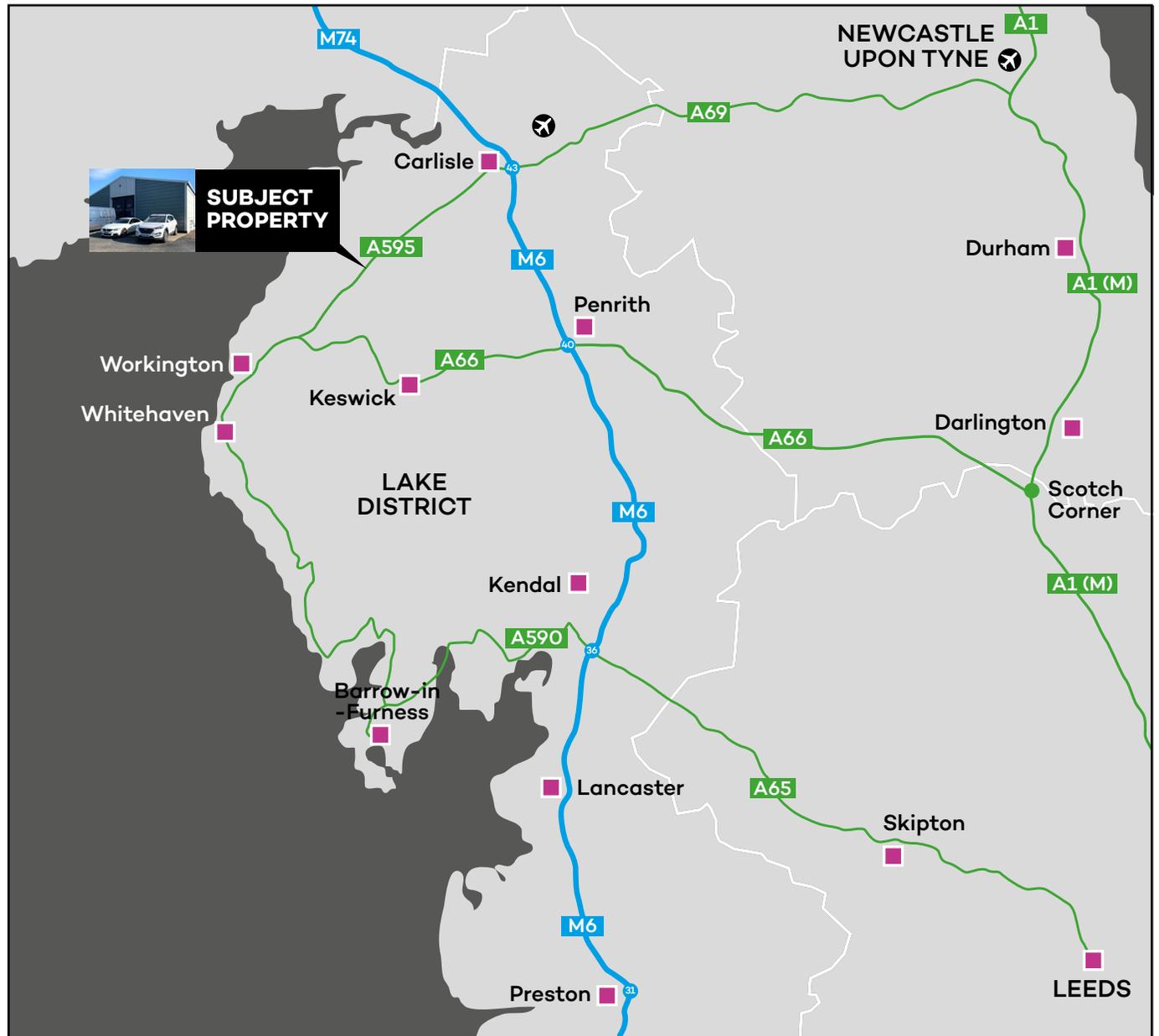
VIEWING

Strictly by appointment only. Please contact
Walton Goodland.

t: 01228 514199

e: agency@walgoodland.com

Walton Goodland, 10 Lowther Street, Carlisle, CA3 8DA



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.