



WALTON
GOODLAND
Chartered Surveyors

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TO LET

542 sq. ft. / from **£4,000 per annum**

Unit 3, Station Yard

Alston, CA9 3HN

LIGHT INDUSTRIAL MODERN
WORKSHOP ON SMALL INDUSTRIAL
ESTATE ADJACENT RAILWAY STATION

- INITIAL 3-YEAR LEASE TERM
- TENANT RESPONSIBLE FOR INTERNAL REPAIR AND DECORATION





LOCATION

Station Yard is adjacent to Alston station and approximately ¼ mile from the town centre. Alston is 28 miles east of Carlisle and 20 miles from access to the M6 motorway at Junction 40, Penrith.



DESCRIPTION

The unit comprises modern single-storey workshop/light industrial accommodation of steel frame and blockwork construction beneath a mono-pitch and profile roof.
There is an integral toilet, personnel access door and up-and-over loading door.



ACCOMMODATION

The property comprises the following approximate areas:-
542 sq ft (50 sqm)
Roller Shutter
3.0m Tall by 2.5m wide.



RENT

£4,000 per annum

All figures are exclusive of business rates, VAT and all other outgoings.

Please note: The tenant will be asked to make a contribution towards the Landlords legal costs in producing the new lease documentation.
As of 2025/2026 financial year this contribution is £1,090 for rental levels below £5,000.





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SERVICES

All mains services are connected including gas central heating and disabled toilet accommodation incorporating 1 WC and 1 WHB. The tenant is responsible for the payment of all utilities. None of the services or associated plant has been tested.



TENURE

A new lease for a 3-year term on internal repairing and insuring terms (including doors and windows). Some flexibility maybe considered within the lease term.



EPC

An Energy Performance Certificate (EPC) is available upon request. The current EPC rating is D89.



BUSINESS RATES

RV - £3,200 (2026 Listing)

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

Please note that where a rateable value is less than £12,000 and this is the tenants only property then no business rates will be payable, subject to status.



VAT

All prices are quoted exclusive of and are liable to Vat.



VIEWINGS & CONTACT

Viewings are strictly by appointment only and can be arranged through Walton Goodland