



WALTON
GOODLAND

Chartered Surveyors

TO LET

T: 01228 514199

E: agency@waltongoodland.com

5113 Sq. ft. 475 Sq. m. / **£24,750 per annum**

Unit 5, Roseacre, Mealsgate, Wigton, CA7 1AW

Refurbished warehouse in excellent
location, adjacent to A595

- Modern insulated industrial unit
- Would suit storage, distribution and small scale manufacturing
- 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





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 light industrial building of steel frame construction with block work, profiled elevations and an insulated roof. The unit is newly refurbished and includes a 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 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.

ACCOMMODATION

The property comprises the following approximate areas:-

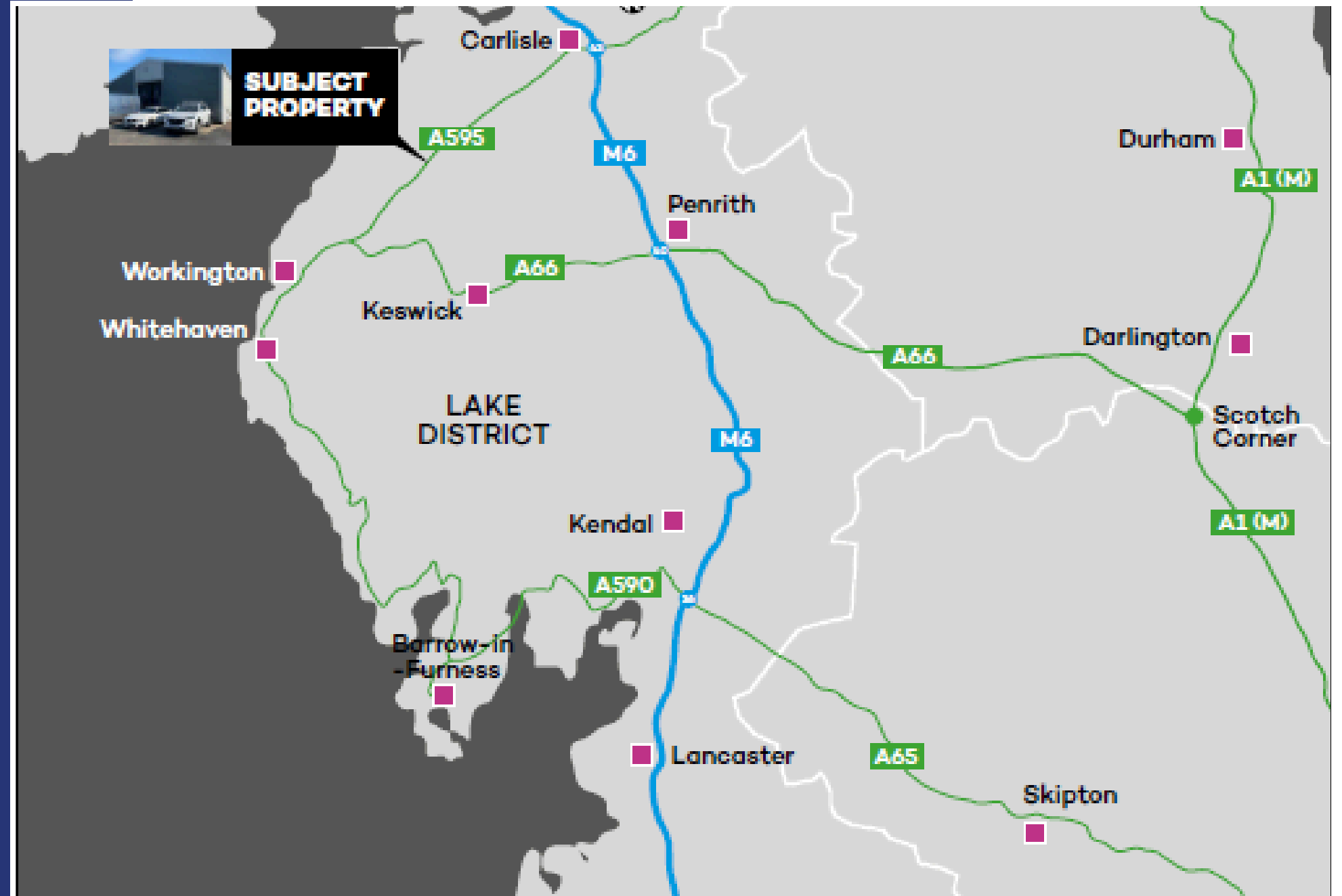
5,118 sq. ft. (475 sq. m.)

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 area.

SERVICES

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



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WG



RENT

£24,750 per annum

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



TENURE

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



EPC

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



BUSINESS RATES

RV - £22,500 (2026 Listing)

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



VAT

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



VIEWINGS & CONTACT

All enquiries to Walton Goodland

T: 01228 514199 E: agency@wالتongoodland.com