WALTON GOODLAND
Chartered Surveyors

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TO LET



431 Sq. ft. / **£6,600 per annum**

Suite 6 Maryport Business Centre

Cumbria, CA15 8NG

Office suite suitable for a range of businesses and professional occupiers

- Office accommodation within an established business centre
- Onsite parking included
- Convenient location within Maryport
- Accessible to local amenities and transport connections
- Ideal for small businesses, start-ups and established operators
- Flexible workspace opportunity
- Utility costs included within the rent.

LOCATION

Maryport Business Centre is situated within the coastal town of Maryport, West Cumbria. Maryport benefits from a range of local shops, services and amenities, together with road and rail connections to surrounding towns including Workington, Cockermouth and Carlisle. The town provides a convenient base for businesses seeking office accommodation within the wider West Cumbria area.

DESCRIPTION

Suite 6 comprises office accommodation situated within Maryport Business Centre, providing opportunity for businesses seeking a dedicated office environment in an accessible location. The property including access to communal disabled access WC, kitchen space and Meeting areas.

The property is also secured with roller shutters over the windows and private doorway into the suite. The main entrance is controlled by a keypad controlled electric door with intercom system to the offices inside.

ACCOMMODATION

The property comprises the following approximate areas:-

Total - 431 Sq. ft. (40 Sq. m.)

SERVICES

Mains electricity is connected to the property, with water and drainage connected to the common area. None of the services or associated plant has been tested.

All service costs are inlcuded within the rent.

TENURE

A new lease on internal repairing and insuring terms to be agreed.









RENT

£6,600 per annum

The rent is inclusive of the common areas and external maintenance costs for the property as well as all services.

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

USE

The premises are considered suitable for general office use and a range of associated commercial activities, subject to the appropriate planning consent and any necessary statutory approvals. Prospective occupiers should satisfy themselves that their intended use is permitted.

EPC

An Energy Performance Certificate (EPC) is available upon request. The current EPC rating is B48.

BUSINESS RATES

This propety has been removed from the rating list.
Interested parties should make their own enquiries of the Valuation Office Agency at www.voa.gov.uk.

VAT

All prices are not liable to Vat.

VIEWINGS & CONTACT

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

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