

To Let**Trade workshop/office/studio units to let****Now 70% Let**

**Crakeside Business Park
Greenodd
Nr Ulverston
Cumbria
LA12 7RT**



Excellent access – situated on the A590 trunk road.

Location

Crakeside Business Park is situated in Greenodd, close to the junction of the A590 trunk road with the A5092 road leading to Coniston and west Cumbria. The site lies immediately adjacent to an Esso petrol filling station and new premises to be occupied by Henry Armer & Sons Agricultural Engineers. Greenodd itself benefits from a range of local services including retail outlets and is within 4 miles of Ulverston. The site therefore offers excellent access throughout the South Lakes to Kendal,

Ulverston and Barrow in Furness. Occupiers on the estate include Leven Valley Agriculture, Bridge Catering and Eduro Furniture.

Description

The premises comprise a range of accommodation and offer warehouse/workshop/office units. The units would be capable of use for storage, offices, studio or trade counter use and benefit from occupying a prominent position with on site car parking and easy access to the surrounding area.

Accommodation

The property offers the following accommodation:-

Unit 2	185.8 sq m	(2,000 sq ft)
Unit 4a	238.8 sq m	(2,570 sq ft)

Tenure

The premises are available to let on the basis of multiples of 3-year leases on full repairing and insuring basis.

Terms

Rentals available on request.

Rateable Value

Unit 2	£8,000 p.a.
Unit 4a	£9,500 p.a.

UBR	43.3p
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Legal Costs

Each party to be responsible for the payment of their own legal fees incurred in the preparation of the new lease.

Service Charge

A service charge is administered in connection with maintenance of common parts of the estate and each unit contributes on a pro-rata basis. Further details are available on request.

Viewing

Peill & Company, tel 0845 450 4444 (Simon Adams dealing) simon@peill.com.

