

## For Sale

### Unit 2 Devonshire Road Industrial Estate Millom LA18 4JS



Millom is a small town situated on the south west coast of Cumbria just off the A595 trunk road. The town lies approximately 24 miles from Barrow in Furness and 30 miles south of Whitehaven. Employment is derived predominantly from the neighbouring economies of Furness (Glaxo Smith Kline, BEA Systems, Oxley Developments and Kimberley Clark), and the Whitehaven area (British Nuclear Group/Sellafield). Significant local employers include HM Prison at Haverigg and the Eskmeals range operated by the Military of Defence

#### Location

The subject premises are situated to the western side of Millom town centre on Devonshire Road Industrial Estate adjacent to premises occupied by Tornado Wire. There are a number of similar industrial units in the vicinity.

#### Description

The unit comprises a modern detached warehouse which is predominantly brick built with a multi pitched roof. There is a large production area and ancillary accommodation with a minimum eaves height of 18' 6" accessed by way of electric roller shutter door. The property was recently occupied by RAF Museum.

#### Accommodation

The property comprises the following approximate areas and dimensions:-

Main Ind. Section	13,274 sq ft	1,233 sq m
Total offices	1,378 sq ft	128 sq m
External garage	617 sq ft	57.31 sq m
<b>Total Acc.</b>	<b>15,269 sq ft</b>	<b>1,418 sq m</b>

**Total site area approximately 1.2 acres**

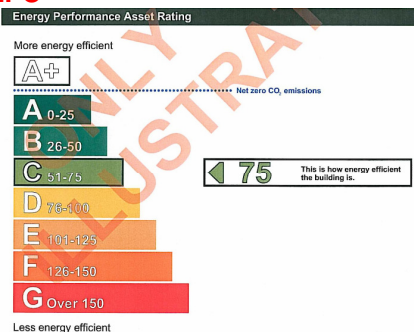
#### Sale Price

Offers around £90,000 for the long leasehold interest.

#### Rateable Value

Rateable Value £21,250 UBR 41.4p

#### EPC



#### Legal Costs

Each party to be responsible for the payment of their own legal fees.

#### VAT

All prices, outgoings etc are quoted exclusive of but may be liable to VAT.

#### Viewing

Peill & Company, Tel 0845 450 4444 –Luke Nicholson dealing (luke@peill.com)



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