

Workshop/trade counter/office/showroom units to let

**Haig Enterprise Park
Kells
Whitehaven
Cumbria CA28 9AN**



- Excellent business units available for immediate occupation
- Newly refurbished including 3 brand new units
- Easy in / Easy out annual tenancy agreements
- Prompt decisions regarding new tenancies with occupation available within 24 hours if required
- Ample car parking on site
- Returnable deposit of 2 months required

Description

Haig Enterprise Park is a purpose-built industrial/business park situated approximately 0.5 miles out of the centre of Whitehaven. It is ideal for both new businesses and well-established businesses wishing to occupy either on a long or short-term basis. Units range from small storage/workshop units to larger industrial units and include office/studio units with shared facilities. Available units are newly refurbished, and the current availability is shown below.



Accommodation

Unit Number	Description	Size	Rent
A1	Trade counter/showroom	73.69 sq m (793 sq ft)	£5,500 per annum
A3	Newly refurbished warehouse	69.58 sq m (749 sq ft)	£5,150 per annum
A5	Storage/workshop unit	45.81 sq m (493 sq ft)	£3,350 per annum
A9	Warehouse/trade counter	70.98 sq m (764 sq ft)	£5,250 per annum
A10	Warehouse/trade counter	70.98 sq m (764 sq ft)	£5,250 per annum

Service Charge

The above rentals are inclusive of the initial service charge which is payable for the units to cover the costs of the common parts of the estate, insurance, landscaping etc. The service charge increases in accordance with the service charge budget each year. Further details are available on request.

Legal Costs

There are no incoming costs to tenants for the preparation of tenancy agreements which can be prepared very quickly if swift occupation is required.

Rating Assessment

We are advised that the property is assessed for rates as follows: -

- Unit A1 – to be reassessed
- Unit A3 – to be reassessed
- Unit A5 – to be reassessed
- Unit A9- £3,200 – UBR 48p (2018/2019)
- Unit A10 £3,200 – UBR 48p (2019/2019)

Each of the rating assessments are beneath the threshold for small business rate relief meaning that qualifying occupiers will pay zero business rates in respect of the premises.

Energy Performance Certificate

- A1 - D78
- A3 - To be provided
- A5 - To be provided
- A9 - D92
- A10 – D92

VAT

The estate is registered for VAT and VAT will therefore be payable on rent and service charge under the terms of the agreement.

Insurance

The Landlord insures the estate and there is an annual charge for insurance in respect of each of the units on a pro rata basis.

Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams or Ed McSweeney dealing), kendal@peill.com for viewings.

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