

Warehouse and substantial site/yard area to let on a new lease

The Workshop
Glasson Industrial Estate
Maryport
Cumbria
CA15 8NT



Excellent warehouse premises on a substantial site

Maryport occupies a good location on the north west coast of Cumbria situated immediately to the north of Workington, south west of Carlisle and approximately 40 miles west from access to the M6 motorway at junction 40, and 30 miles from access to the M6 motorway northbound at junction 43. The Glasson Industrial Estate is situated a short distance from the town centre with a range of occupiers in the immediate vicinity. The subject property has a prominent frontage to the estate road running through the centre of Glasson Industrial Estate and adjacent to Cumbria County Council Civic Amenity sight, opposite Maryport car centre and MOT centre and close to SIS Pitches.



Description

The property comprises a substantial modern warehouse unit of steel portal frame construction being predominantly single-story workshop with offices arranged over ground and first floors and accessed by way of roller shutter door. The property sits on a generous site providing the opportunity for external storage and for loading/unloading. The property has previously been occupied by building contractors and therefore includes some aggregate bays within the yard area. The property offers the following accommodation:-

Accommodation

Ground floor – warehouse		
Gross internal area	272.32 sq m	(2931 sq ft)
Ground floor storage & kitchen	38.57 sq m	(415 sq ft)
First floor offices	38.57 sq m	(415 sq ft)
Total Gross internal area	349.46 sq m	(3761 sq ft)

Terms

The property is available to let on the basis of a new lease on a full repairing and insuring basis with a photographic schedule of condition attached to the lease. The property is available for a lease of 3 years or longer subject to 3-yearly rent reviews.

Rent

Offers invited – further information from the letting agents.

Rating Assessment

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

Warehouse and premises

Rateable value £10,500
UBR – 49.1p (2019/2020)

Applicants are advised to make their own enquiries of the local rating authority.

NB. Under the current business rate regime, it is likely that a qualifying occupier of the subject property would benefit from small business rate relief, meaning that zero rates would be payable. Further details available on request.

Energy Performance Certificate

The property has an energy performance asset rating of 'D'.

Legal Costs

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

VAT

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

Viewing

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

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