

## Storage Unit to Let

Unit C1  
Haig Enterprise Park  
Kells  
Whitehaven  
Cumbria  
CA28 9AN



**The property comprises a warehouse/workshop unit with roller shutter door and parking immediately to the front**

Haig Enterprise Park is situated at Kells to the west of Whitehaven town centre and immediately adjacent to the former Haig Mining Museum. The site comprises a range of occupiers, and Block A at the estate comprises a range of workshop and warehouse units with both internal and external access. There is a shared central corridor and kitchen/wc facilities.



### Description

The available unit comprises an end unit on the terrace of Units known as Block C at Haig Enterprise Park and comprises a workshop/warehouse unit with roller shutter door and pedestrian access with parking immediately outside. The property offers the following accommodation:-

### Accommodation

The unit extends to a total internal area of 925 sq ft (86 sq m)

There is shared use of wc and kitchen facilities (cleaning arranged by the landlord via the service charge)

### Terms

The unit is available on the basis of a new agreement which is a flexible 'easy in- easy out' tenancy agreement at a commencing rental of £5,000 per annum plus service charge (estimate for 2022 of £1,400).

### Service Charge

The service charge, which is noted above, covers costs including external maintenance, landscaping, buildings insurance, cleaning of the common parts, shared use of the wc and kitchen facilities.

### Rating Assessment

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

Rateable value £4,650  
UBR – 49.9p (2022/2023)

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 'E-109'.

### Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of any agreement.

### VAT

The estate is registered for VAT and VAT is therefore payable on the above rent and other payments under the terms of the lease.

### Viewing

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

### Anti-money laundering

**In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity**

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