

Warehouse/Trade Counter Units to Let – May Split

Units A20 & A24
Haig Enterprise Park
Kells
Whitehaven
Cumbria
CA28 9AN



Substantial Warehouse/Trade Counter on established estate to let on a new lease

Haig Enterprise Park is situated at Kells to the west of Whitehaven town centre and immediately adjacent to the former Haig Mining Museum. Haig Enterprise Park is a short distance from Whitehaven town centre. The site comprises a range of occupiers, Units A20 & A24 are at the north end of the estate with plentiful on-site car parking and circulation space.



Description

The unit comprises a double unit (capable of sub-division if required) and accessed via separate entrances. The property has most recently been used as an office/ reception and warehouse.

Accommodation

The units extend to a total internal area of :-

Unit A20 - 765 sq ft (71.1 sq m)

Unit A24 - 381 sq ft (35.4 sq m)

Terms

The units are available to let on the basis of a tenancy agreement on an "easy-in, easy-out" basis.

Rent

£8750 per annum exclusive of rates, service charge and VAT, payable quarterly in advance.

Service Charge

There is a service charge, which is in addition to the rent quoted above, covers costs including external maintenance, landscaping, buildings insurance, cleaning of the common parts, shared use of the wc and kitchen facilities. Further details are available on request & the estimate for 2024/25 is £170 pcm.

Rating Assessment

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

Unit A20 - Rateable value £4,000
UBR – 49.9p (2023/2024)

Unit A24 - Rateable value £2,475
UBR – 49.9p (2023/2024)

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

Energy Performance Certificate

The properties have an energy performance asset rating of:-

A20 – 93-D

A24 – 92-D

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 (Ben Adams or Claire Bailey), admin@peill.com for viewings.

Anti-money laundering

In accordance with 2024 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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