

Unit to Let

**Unit A8
Haig Enterprise Park
Kells
Whitehaven
Cumbria
CA28 9AN**



**Unit available to let on a new lease – suitable for self-storage,
small workshop or office**

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 a large unit with personnel door giving access from the internal corridor of Block A together with external roller shutter doors with wicket door. Suitable for a wide range of uses.

Accommodation

The unit extends to a total internal area of 70.9 sq m (764 sq ft).

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.

Rent

The unit is available at a rental of £ 6,500 per annum excluding rates and VAT, to include service charge.

Service Charge

The service charge, which is included in 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.

Rating Assessment

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

Rateable value £3,900

UBR – 49.9p (2024/2025)

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 'C51'.

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), admin@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