

TO LET

Modern Industrial Unit

UNIT 7, STATION YARD, MEALSGATE, WIGTON, CA7 1AL

Carigiet Cowen



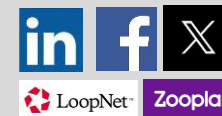
01228 544733

www.carigietcowen.co.uk

* CONVENIENT ACCESS OFF A595 *

* MODERN SPECIFICATION *

5,813 Sq Ft (540 Sq M)



LOCATION

Wigton is a market town in North Cumbria, situated approximately 9 miles southwest of Carlisle, 20 miles northwest of Penrith and 22 miles northeast of Workington. It has a resident population of roughly 6,000, which expands to over 15,000 when including the surrounding catchments. The market town serves as a service hub for the predominantly agricultural area.

Mealsgate lies approximately 5 miles from Wigton. The village lies immediately off the A595.

Unit 7 is one of a number of similar industrial units, based on the site and offices for Lattimer's. The site is accessed from the A595 onto the B299.

DESCRIPTION

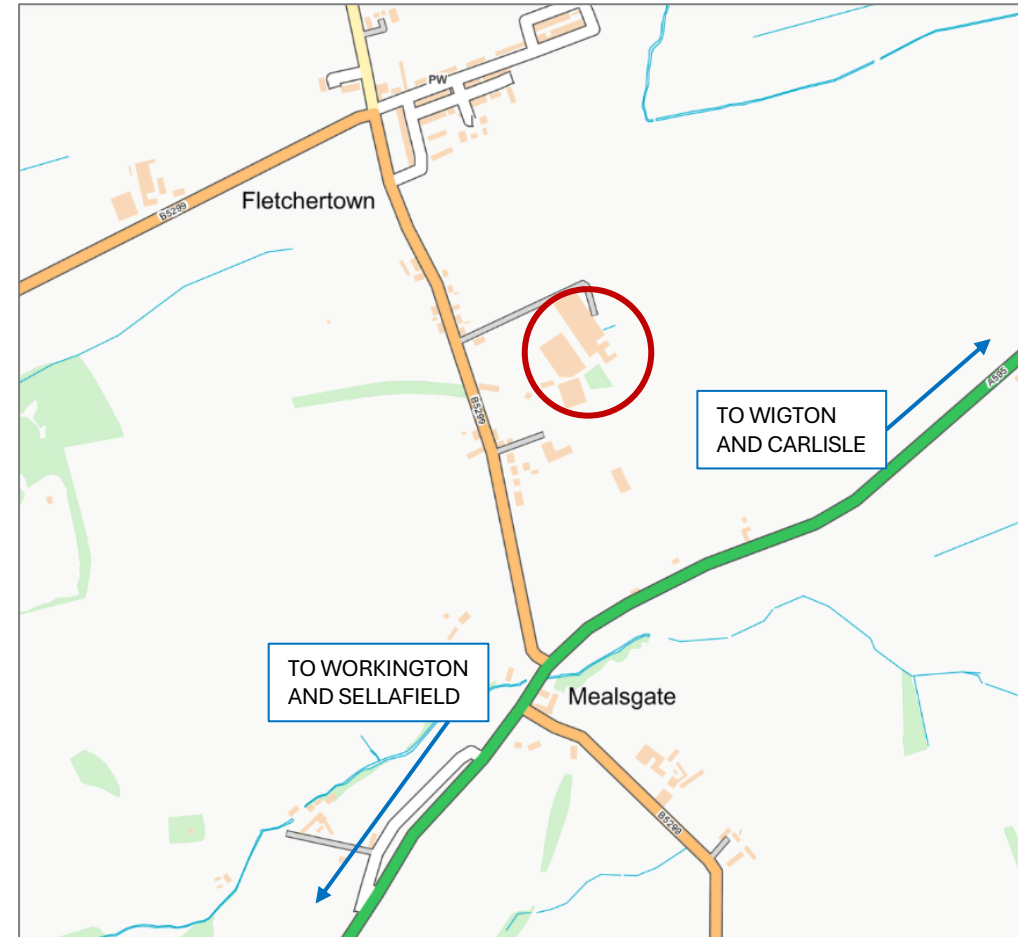
Unit 7 comprises a modern, detached industrial unit of steel portal frame construction, with insulated profile steel cladding to the elevations and roof.

The unit benefits from a solid concrete floor throughout and a clear internal eaves height of 4.38 metres rising to a pitch of 6.06 metres. Vehicular access is provided via a full-height electric roller shutter door, with a separate pedestrian access door. The dimensions of the door are 3.7m X 4.96m.

Internally, the unit offers open-plan warehouse accommodation with no internal columns, allowing flexible use of space. Natural light is provided through translucent roof panels. Externally, the property benefits from a large service yard suitable for turning, loading and parking.

SERVICES

We understand mains water, electricity, and drainage are connected to the property. A WC requires installation which the landlord will provide.



ACCOMMODATION

Floor	Sq m	Sq ft
Gross Internal Area	540	5,813

RATEABLE VALUE

The unit is currently being reassessed for business rates. This information will be made available shortly.

ENERGY PERFORMANCE CERTIFICATE

An EPC is being commissioned and will be made available shortly.



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LEASE TERMS AND RENT

The unit is available TO LET on a new lease for a term of years to be agreed at a rent of **£25,000 per annum exclusive.**

COSTS

Both parties will bear their own legal and professional costs in respect of any transaction. Subject to covenant strength, a rental deposit may be required as part of any new letting.

VAT

VAT is not payable on the rent.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen.
For further information, please contact:

Ben Blain

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7859/BB

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