

7138/BB

# WIGTON

UNIT 1  
MILLER BUSINESS PARK  
CA7 9BA

## TO LET



**\*\*\* 100% BUSINESS RATES RELIEF ATTAINABLE \*\*\***

**\*\*\* DEDICATED CAR PARKING \*\*\***

**\*\*\* IMMEDIATELY NEXT TO HOWDENS \*\*\***

**\*\*\* SUITABLE FOR VARIOUS USES \*\*\***

**\*\*\* 2,276 sq ft / 211.45 sq m \*\*\***

### LOCATION

Wigton is a Cumbrian Market Town, conveniently situated 10 miles south west of Carlisle, and approximately 22 miles north east of Workington.

Miller Business Park is located south of Wigton town centre and in close proximity to the A596. Station Road travels into the town centre which provides a range of services including shops, banks and supermarkets. Futamura Factory lies immediate opposite the entrance to Miller Business Park.

The available unit is an end of terrace property, positioned immediately next to Howdens Joinery, who have recently opened in the adjoining building.

### DESCRIPTION

End of terrace modern industrial unit made up of brick construction to a dado level with profile cladding above, beneath a pitched roof. Subject to planning, the accommodation lends itself towards a range of uses including: -

- Trade Counter
- Showroom
- Workshop / Warehouse
- Grab & Go Food

### ACCOMMODATION

Gross Internal Area 2,276 sq ft (211.45 sq m)

External Shared Parking

### SERVICES

We understand water, drainage and electricity are connected to the property.

### RATEABLE VALUE

The Valuation Office Agency describes the property as a Workshop and Premises with a 2023 List Rateable value of £6,800.

**\*\*\* 100% BUSINESS RATES RELIEF \*\*\*  
ATTAINABLE FOR QUALIFYING OCCUPIERS**

### TERMS

Available **TO LET** on a new lease for a term of years to be agreed at a rent of **£17,750 per annum exclusive**.

Consideration could be given to a split of the unit, subject to terms and covenant strength.

### ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be made available shortly.

### COSTS

Each party will be responsible for their own legal costs incurred. Subject to covenant strength, a rental deposit may be required.

### VAT

We understand the property is elected for VAT and VAT will be payable on the rent and other outgoings

### VIEWINGS

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

Ben Blain

Tel: 01228 635002

Email: [bblain@carigietcowen.co.uk](mailto:bblain@carigietcowen.co.uk)

**Details prepared:** February 2024

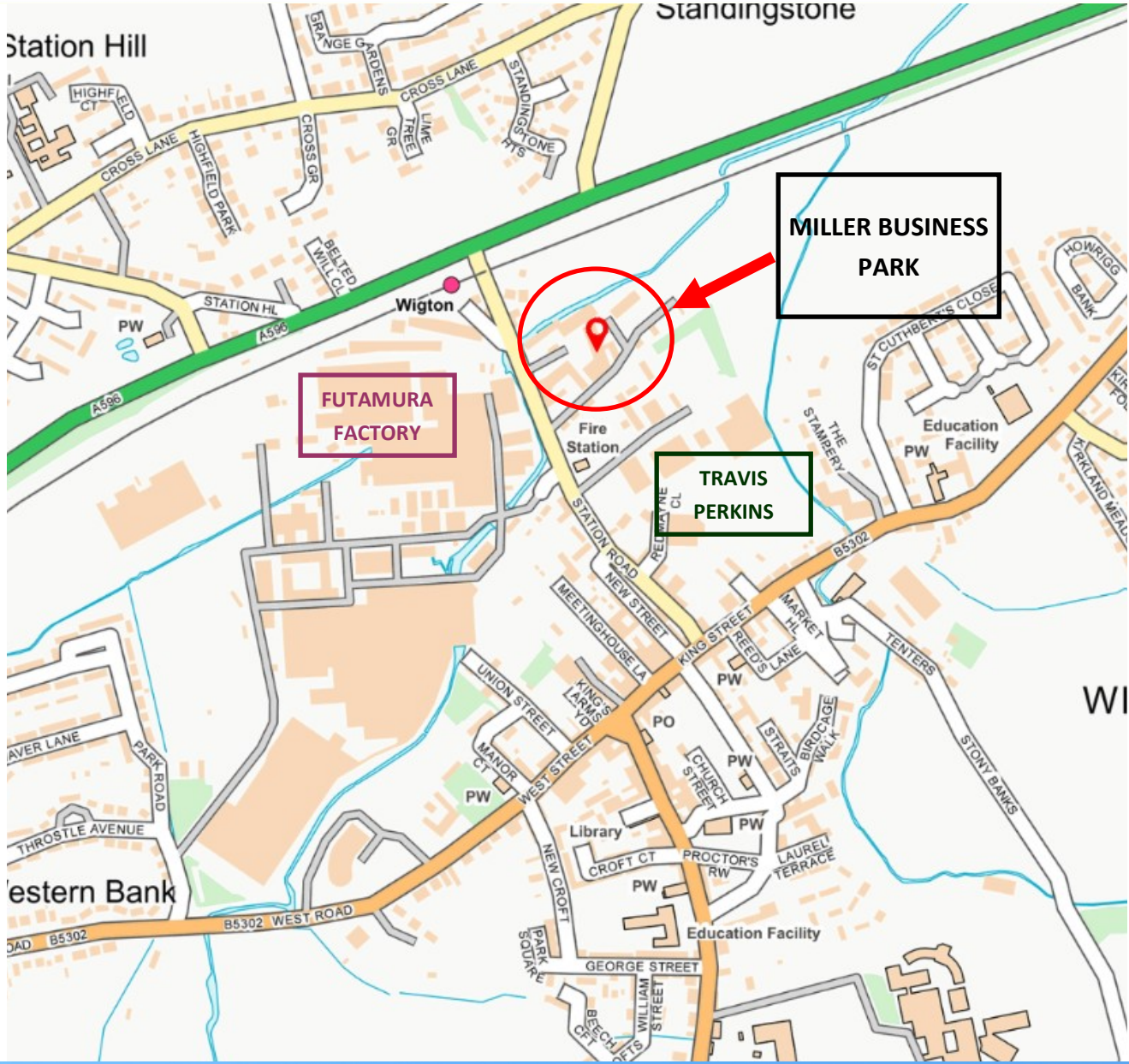


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