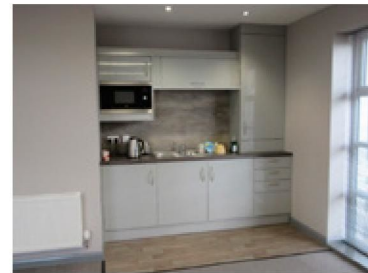
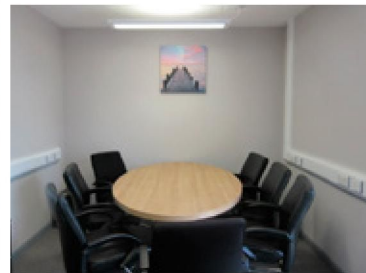


**TO LET/
FOR SALE** 64sq m (689 sq ft) To
431.1sq m (4,640 sq ft)

**Carigiet
Cowen**

**HENSINGHAM BUSINESS PARK,
LINDEN ROW, WHITEHAVEN, CA28 8XX**

**NEW DEVELOPMENT OF HIGH QUALITY
OFFICE/EMPLOYMENT B1 /B2 UNITS**



Location

Whitehaven is the nearest main settlement to Sellafield, and together with Workington, 7 miles to the north, is one of the two main commercial centres in West Cumbria, having a resident population of approximately 26,000 and an estimated catchment of 72,000.

Hensingham Business Park lies less than 2 miles to the east of the town, adjacent to Whitehaven Golf Course, with good access to the A595 and Westlakes Science & Technology Park.

Terms

Rent on application. Units are offered for lease on a full repairing and insuring basis for a minimum term of 5 years or multiples thereof. An estate service charge will be levied for the upkeep of the common areas.

Alternatively Sales may be considered. Price upon application.

VAT will be payable on rent, service charge, and purchase price

Description

Hensingham Business Park offers a development of new build units providing high quality employment and office space. The remaining units provide a mix of single and two storey accommodation with allocated parking. As a minimum finished specification includes:

- Dedicated parking
- Superfast Fibre Optic Broadband
- Open plan office space
- Perimeter trunking with power and IT cabling
- Meeting room, kitchen and WC facilities
- Mains water, gas and electricity
- UPVC double glazing
- Secure location with perimeter fencing
- Traditional block cavity wall construction
- Pitched breathable felt and concrete tile roof

Detailed floor plans are available upon request. Two storey units are available as a whole or on a floor by floor basis.

Planning

The units benefit from B1 & B2 planning consent.

www.carigietcowen.co.uk
T: 01228 544733

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Availability Schedule

Unit		GIA		STATUS
		Sq M	Sq Ft	
1	Single Storey	64	689	LET
2	Two Storey	233.2	2,510	SOLD
3	Two Storey	280	3,014	SOLD
4	Two Storey	280	3,014	Available
5	Two Storey	431.1	4,640	Available
6	Single Storey	64	689	Available
7	Single Storey	134.4	1,447	Available
8	Single Storey	134.4	1,447	LET

Service Charge

A service charge will be levied to cover the cost of the repair and maintenance of the common parts of the estate.

Energy Performance Certificates

The units/offices will be assessed on completion.

Rating Assessments

The individual units will be assessed for rating purposes on completion.

Viewing

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

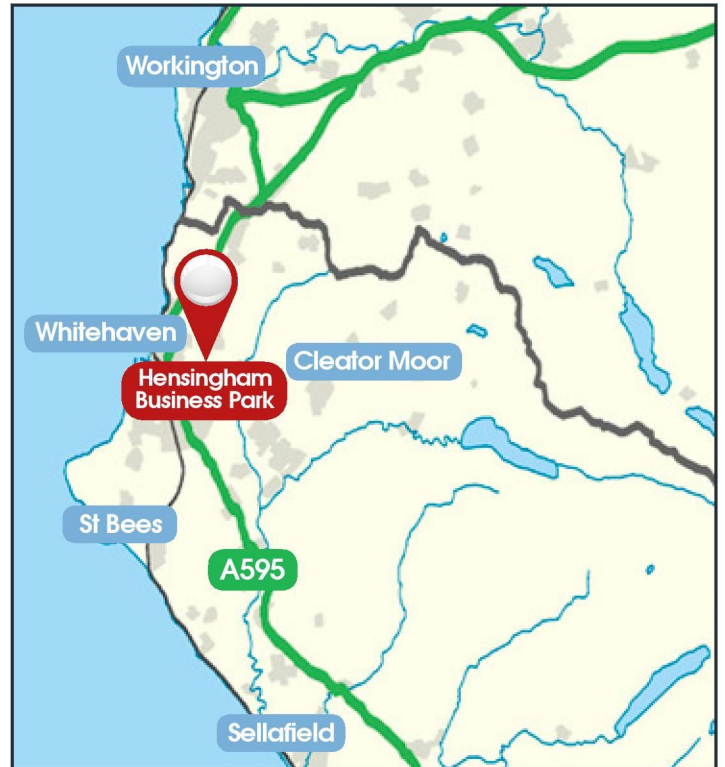
Chris Smith

01228 544733 | csmith@carigietcowen.co.uk

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Regulated by RICS



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2. all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
3. no person in the employment of Messrs Carigiet Cowen has any authority to make or give any representation or warranty whatever in relation to this property.

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