



WILSON HOUSE BRIDGE INDUSTRIAL ESTATE, LINDALE

DESCRIPTION:

An industrial storage site of steel frame construction with level concrete floors benefitting from LED lighting, water, electricity and shared toilet facilities. Externally, a hardcore yard provides parking and circulation space.

LOCATION:

Wilson House Bridge Industrial Estate is with immediate access to the A590, 11 miles west of Kendal, 13 miles east of Ulverston, just outside Lindale. Junction 36 of the M6 motorway is a 10-minute drive away. The Port of Barrow plays a key role in serving the offshore energy industry in the region described as Britain's "energy coast". The port is the site of BAE Systems' submarine design and manufacturing facility. Near by occupiers include Lloyd South Lakes BMW and Mini, and Hadwins Volkswagen and Lake District Audi.

ACCOMODATION

Occupiable as a whole extending to 22,000sqft, or in sub-divided bays. Occupation of a single bay starts from 111m² (being 6m wide by 19.85m deep). Multiple bays could be combined if required.

Carigiet Cowen Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that:

1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer of contract:

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 Carigiet Cowen Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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SERVICES

Shared toilets, water and electricity will be available

TERMS

Bays are available by way of a short-term license agreement, inclusive of rent business rates, insurance, utilities and service charge, starting at a license fee of: Monthly - £745 / Weekly - £205 per bay.

Occupation of the whole is by way of separate application.

VAT

The property is elected to charge VAT and will be charge in addition at the standard rate.

Further information:

Strictly via the sole agent, Carigiet Cowen

Tel: 01228 544733

Email: carlisle@carigietcowen.co.uk

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