

**TO LET**

**WORKSHOP / FACTORY UNIT**

**697 M<sup>2</sup> / (7,503 sq ft)**



**CLAY FLATTS INDUSTRIAL ESTATE  
WORKINGTON**

**LOCATION**

The estate is situated on the south-western outskirts of Workington town centre. The Clayflatts Industrial Estate adjoins the A596, which in turn leads to the A595 and A66, providing convenient access throughout northern and western Cumbria.

Clayflatts is one of Workington's primary industrial and trade retail locations with occupiers, including Howden Joinery, Cumbria County Council, Hewden Hire and a range of local and regional traders.

## **DESCRIPTION**

The premises comprise a semi-detached industrial unit incorporating warehouse accommodation, together with ancillary office and staff facilities. The property is of steel portal framed construction with profile metal clad elevations and insulated metal clad roof incorporating translucent glazing panels.

Externally, there is a concrete forecourt for parking and loading purposes.

## **AVAILABILITY & TERMS**

The unit will be available by way of a 3 year Full Repairing and Insuring Lease

## **RENT**

£30,000 per annum exclusive

## **RATES**

For information relating to the Rateable Value of the premises please contact the Valuation Office at Allerdale Borough Council. Current Rateable Value is £13,750.

## **ASSISTANCE**

Details of grants and incentives for business in the area can be obtained by contacting West Cumbria Development Agency, telephone 01900 65656.

## **VIEWING**

By appointment with retained agents, Whittle Jones North West, telephone 01257 238666,