

TO LET

WAREHOUSE/FACTORY PREMISES

3,145m₂ (33,857sq ft)



UNIT 11
LECONFIELD INDUSTRIAL ESTATE
CLEATOR MOOR
CUMBRIA

LOCATION

The premises are prominently situated on the established Leconfield Industrial Estate which is located on the periphery of the town centre, and approximately 3 miles from the A595 which provides access to the North and South of Cumbria.

DESCRIPTION

The premises comprise a detached single storey warehouse/factory unit incorporating ancillary office accommodation, shower facilities, works canteen area and compressor/store rooms.

The unit is of steel frame construction with sealed concrete floors and lined plastic coated metal deck walls, incorporating glazing panels, under a mono pitch lined plastic coated metal deck roof. The warehouse/factory area has a clear working height of approximately 5.5m (18'0") and is heated and lit throughout by means of 4 gas hot air blowers and suspended fluorescent strip lighting respectively. Access to the warehouse/factory is provided by 2 steel sliding and folding roller shutter loading doors each measuring approximately 4.2m (13'9") wide by 4.5m (15'0") high.

Externally, the premises benefit from a tarmacadam/hardcore surfaced yard area to the front and the side for parking and loading.

ACCOMMODATION

We have measured the premises to have the following gross internal areas:

	m_	sq ft
Factory/Warehouse	2,507.0	26,986
Reception Area & Staff Facilities	78.4	844
Office/Stores	341.8	3,679
Mezzanine Floor	218.1	2,348
TOTAL GROSS INTERNAL AREA	<u>3,145.3</u>	<u>33,857</u>

(All areas quoted above are approximate.)

RATES

We are verbally informed by the Local Authority Business Rates department that the premises have a rateable value of £40,250. The current Uniform Business Rate for the financial year 2002/2003 is 43.7p in the £.

TERMS

The premises are available on a new full repairing and insuring lease for a minimum term of three years or multiples thereof at a rent of £33,000 per annum. Rental Incentives may be available, please call for details.

VAT

VAT is payable on the rent at the prevailing rate.

VIEWING

Strictly by appointment with the retained agents, Whittle Jones. (Telephone: 01257 238666).