

# **TO LET**

## **WORKSHOP/INDUSTRIAL PREMISES**

**193 m<sub>2</sub> (2,080 Sq Ft)**

*Awaiting Photograph*

## **7B BRIDGE END INDUSTRIAL ESTATE EGREMONT**

### **LOCATION**

The premises are located on the established Bridge End Industrial Estate, approximately  $\frac{1}{2}$  a mile from Egremont town centre. The A595 is within close proximity and provides access to the North and South of Cumbria.

## **DESCRIPTION**

The premises comprise a modern purpose built industrial unit of steel portal frame construction with block and plastic coated metal clad walls and concrete floor under a pitched and insulated plastic coated metal clad roof.

Internally, the premises have integral toilet accommodation. Access to the premises is gained via a steel roller shutter loading door and a separate personnel door.

## **ACCOMMODATION**

We have measured the property in accordance with the RICS Code of Measuring Practice, and calculate the gross internal area to be 193m<sup>2</sup> (2,080 sq ft)

(All areas quoted above are approximate).

## **RATES**

The current Uniform Business Rate for the financial year 2004/2005 is 45.6p in the £1. Details of the rateable value relating to the property can be obtained from the local authority, business rates office.

## **TERMS**

The Unit is available on Northern Trust Company Limited's "easy-in, easy-out" flexible tenancy agreement which is specifically designed to assist the small business user.

- The tenancy agreement provides for:
- Initial 3 year term.
- Only 3 months notice to vacate required at any time.
- Rent payable monthly in advance.
- Rent includes cost of external and structural repairs, and building insurance for which the Landlord is responsible.
- Tenant is responsible for internal repairs and decorations.
- No solicitor is required.
- The tenant is responsible for all rates and outgoings.

## **VAT**

VAT is payable on the rent at the prevailing rate.

## **RENT**

£156.00 per week – Incentives are also available please call for more information.

## **VIEWING**

Strictly by prior appointment with the sole agents, Whittle Jones North West, telephone: 01257 238666.