

# TO LET

## Industrial Unit

111 m<sub>2</sub> (1,195 sq.ft)



**Awaiting Photograph**

**Unit 3  
Chapel Street Industrial Estate  
Egremont  
Cumbria**

### **LOCATION**

The premises are located off Egremont's main shopping street, in a predominantly industrial location. The A595 is close-by giving access to Workington, Whitehaven and Sellafield.

## **DESCRIPTION**

The premises comprise a detached single storey industrial unit of steel framed construction with brick elevations and concrete floor situated beneath a pitched fibre cement roof.

Internally, the premises provide open plan workspace together with integral office and ancillary staff wc's. Access to the premises is gained via a steel roller shutter loading door and a separate pedestrian door into the offices.

Externally there is a shared concrete/tarmac surfaced yard area for loading and parking.

## **ACCOMMODATION**

We have measured the property in accordance with the RICS Code of Measuring Practice, to have a Gross Internal Area of 111m<sup>2</sup> (1,195 sq ft).

(All areas quoted above are approximate).

## **RATES**

We are verbally informed by the Local Authority Business Rates Department, that the premises have Rateable Value of £3,850.

The current Uniform Business Rate for the financial year 2002/2003 is 43.7p in the £.

## **TERMS**

The premises are available at a rental of £3,600 per annum, lease terms to be agreed.

## **LEGAL FEES**

The Tenant will be responsible for the Landlord's reasonable legal fees incurred.

## **VAT**

VAT is payable on the rent at the prevailing rate.

## **VIEWING**

By prior appointment with the sole agents Whittle Jones North West, telephone 01257 238666.

