

TO LET



NORTHERN TRUST

WWW.NTPROPERTIES.CO.UK



SNECKYEAT INDUSTRIAL ESTATE

SNECKYEAT ROAD | WHITEHAVEN | CA28 8PF

NEW BUSINESS UNITS
1,098 - 8,892 SQ FT

www.industrialunits-cumbria.co.uk

DESCRIPTION

The new development at Sneckyeat Industrial Estate provides an additional 22,212 sq ft of modern business space split into 8 units arranged in 3 blocks. The estate now extends to over 64,322 sq ft in a mix of terraces, semi-detached and individual buildings.

Located strategically in Whitehaven, the estate is positioned to meet the evolving needs of businesses in the area, offering a range of unit sizes from 1,098 to 8.892 sq ft, tailored to accommodate a variety of industries across the small and medium size business sector. The new business units are constructed to a high standard and benefit from on site parking and good circulation space.

Sneckyeat Industrial Estate is divided into two main sections off Sneckyeat Road. The estate benefits from perimeter fencing, CCTV and secure 24 hour access via lockable gates.



SPECIFICATION



Modern business units



Units 11C, 11D, 13A & 13D incorporate integral office space



Ample parking with excellent circulation space



4m loading door



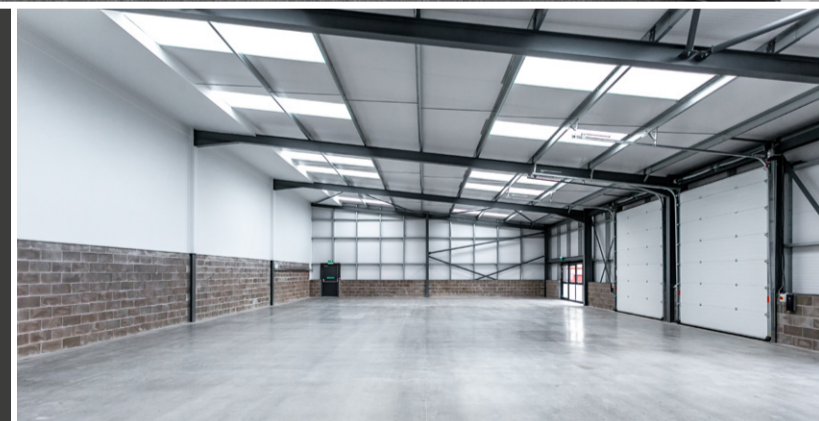
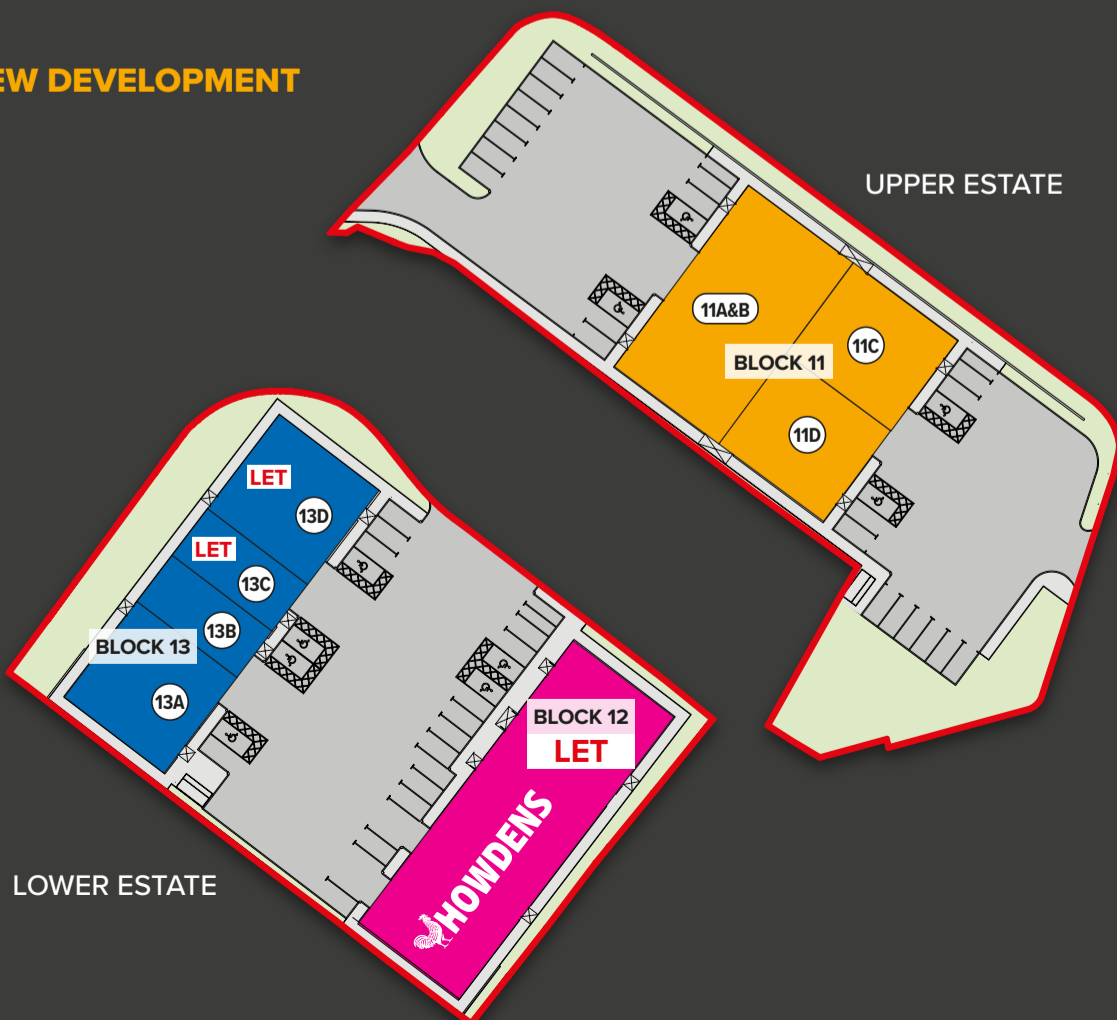
4m height to underside of haunch in Block 11 and 4.4m height in Block 13

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NEW DEVELOPMENT



ACCOMMODATION SCHEDULE

BLOCK 11	SQ FT	SQ M
Unit 11A&B	4,472	415
Unit 11C	2,210	205
Unit 11D	2,210	205
BLOCK 12	SQ FT	SQ M
Unit 12	NOW LET to Howden Joinery Properties Limited	
BLOCK 13	SQ FT	SQ M
Unit 13A	2,217	206
Unit 13B	1,098	102
Unit 13C	NOW LET	
Unit 13D	NOW LET	
TOTAL	22,212	2,064



LOCATION

Sneckyeat Industrial Estate is accessed from Sneckyeat Road in Whitehaven's primary industrial and trade locations.

Located on the West Coast of the country, outside the Lake District National Park, Whitehaven lies equidistant between Cumbria's two largest settlements, Carlisle and Barrow-in-Furness, and is served by the Cumbrian Coast Line and the A595 road.

The estate is close to the West Cumberland Hospital and is only 1 minute drive to the A595 Egremont Road accessed via Homeswood Road.



GOOD NEARBY AMENITIES



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TERMS / RENTS & OTHER CHARGES

Details of rents and other charges are available on request from the letting agents. All figures quoted are exclusive of and will be subject to VAT at the prevailing rate.

EPC

The EPC ratings on the new units are all rated as B or above. Copies of the EPC certificates are available upon request.

VIEWING & FURTHER INFORMATION

For more details please contact us on **01257 238666** or via email at: northwest@northerntrust.co.uk



BUSINESS UNITS TO LET ACROSS THE UK

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