



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

NEW BUSINESS UNITS COMING SOON



SNECKYEAT INDUSTRIAL ESTATE

SNECKYEAT ROAD | WHITEHAVEN | CA28 8PF

TO LET

NEW BUSINESS UNITS
1,087 - 4,435 SQ FT

www.industrialunits-cumbria.co.uk

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.

SNECKYEAT INDUSTRIAL ESTATE SNECKYEAT ROAD | WHITEHAVEN | CA28 8PF



Indicative image

DESCRIPTION

The new development at Sneckyeat Industrial Estate will provide an additional 22,000 sq ft across 8 units to the estate, which currently extends to 45,000 sq ft in a mix of terraces, semi-detached and individual buildings.

Located strategically in Whitehaven, the new development which is split into 3 blocks across two sites within the wider estate, is positioned to meet the evolving needs of businesses in the area, offering a range of unit sizes from 1,087 to 4,435 Sq ft, tailored to accommodate a variety of industries across the small and medium size business sector. The new business units will be constructed to a high specification and benefit from on site parking and good circulation space.

Sneckyeat Industrial Estate is divided into two main sections off Sneckyeat Road. The wider estate benefits from perimeter fencing, CCTV and this secure site allows for 24 hour access.

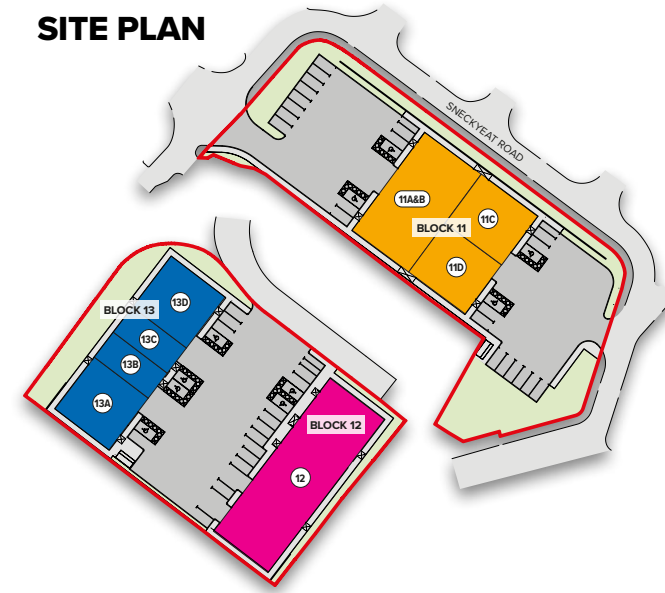
TERMS / RENTS & OTHER CHARGES

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 will be confirmed after construction. Copies of the EPC certificates are available upon request.

SITE PLAN



ACCOMMODATION SCHEDULE

BLOCK 11	SQ FT	SQ M
Unit 11A&B	4,435	412
Unit 11C	2,206	205
Unit 11D	2,206	205

BLOCK 12	SQ FT	SQ M
Unit 12	LET	

BLOCK 13	SQ FT	SQ M
Unit 13A	2,217	206
Unit 13B	1,087	101
Unit 13C	1,087	101
Unit 13D	2,217	206

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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