



**TO LET**

## **SNECKYEAT ROAD INDUSTRIAL ESTATE**

**SNECKYEAT ROAD, WHITEHAVEN, CA28 8PF**

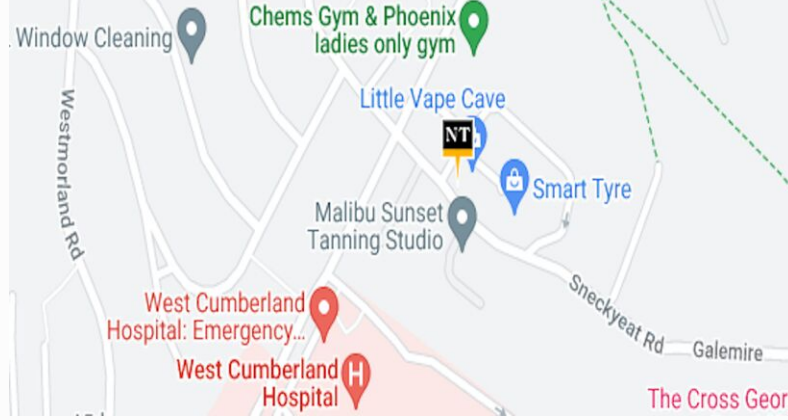


- **ESTABLISHED BUSINESS / TRADE LOCATION**
- **GOOD ACCESS TO A595**
- **A RANGE OF NEARBY AMENITIES**
- **SECURE SITE WITH PERIMETER FENCING & CCTV COVERAGE**
- **THREE PHASE ELECTRICITY**
- **AMPLE PARKING / CIRCULATION SPACE**

**WORKSHOP / INDUSTRIAL UNITS**  
**423 - 5,008 SQ FT (39 - 465 SQ M)**



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## TRAVEL DISTANCE

	Miles	Mins	Transport
A595	0.4	2	Drive
Whitehaven Town Centre	2.2	10	Drive
Whitehaven Train Station	3.6	9	Drive
Carlisle		1h 48	Train

Source: theAA.com

# Sneckyeat Road Industrial Estate

Sneckyeat Road, Whitehaven



## DESCRIPTION

Sneckyeat Industrial Estate totals 45,002 sq ft and is split into 27 units within a mix of terraced, semi detached and individual buildings. The estate is divided into two main sections off Sneckyeat Road and covers approximately 8.2 acres. The units ranging from 423 - 5,008 sq ft have been built to a high specification providing a modern business environment. The estate benefits from perimeter fencing, CCTV and key fob operated electronic gates affording 24 hour access to the estate. Nearby occupiers include Plumb Center.

## SPECIFICATION

- Fencing and CCTV coverage
- Steel portal frame construction
- Manually operated up and over loading doors
- Ample parking / circulation space
- Security gate access
- Three phase electricity

## EPC

The EPC ratings on available units range from B32. Individual copies of EPC's are available on request.

## 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. The estate benefits from good nearby amenities with the Copeland Athletics Club nearby, and The Globe Inn and Cottage Chippy 0.5 miles away.

## TERMS

There are a range of flexible leasing options available. For further details and rental information please contact us on 01257 238666.

## VIEWING / FURTHER INFO

For further details and current availability or to arrange a viewing, please contact Northern Trust.



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