

# Unit 13 Solway Industrial Estate

INDUSTRIAL

Maryport CA15 8NF



## For Sale/To Let

Secure Industrial Unit with Land

**15,600 SQ FT**

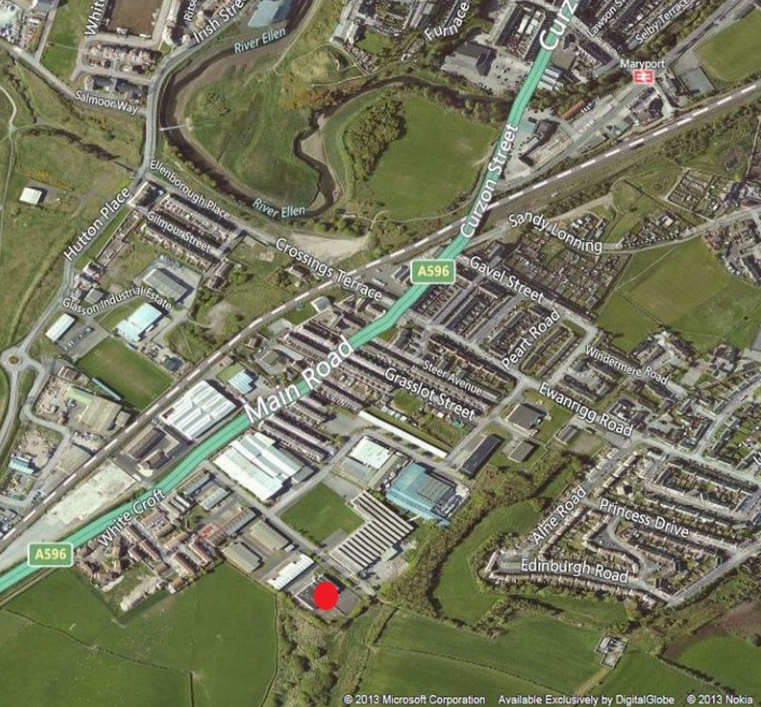
**1,449 SQ M**

- Enclosed area of approx 1.6 acres
- Yard space to the front and rear
- CCTV
- Two large concertina doors
- Well established estate
- Substantial car parking area



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## DESCRIPTION

Unit 13 is a detached single storey unit covering 15,600 sq ft of internal space which sits in 1.6 acres of enclosed land. The rear yard gives generous space for parking whilst the forecourt provides ample circulation space. The buildings approximate dimensions consist of a width and length of 159ft x 99ft (48.5m x 30.2m), 2 sliding concertina doors with a width and height of 14ft x 10ft (4.2m x 3m), and an eaves height of 16ft (4.8m).

The unit is positioned within the well-established Solway Industrial Estate amongst a variety of businesses which include The Post Office, Express Electrical, HB Clark (brewers), Highland Farms & West Port.

## Solway Industrial Estate, Maryport



## LOCATION

The Solway Industrial Estate is located on the A596 trunk road giving access to Workington and Carlisle. Penrith and the M6 Junction can be reached via the A594 and A66. The Maryport Harbour, railway station and town centre are all in close proximity.

## SPECIFICATION

The unit benefits from the following:

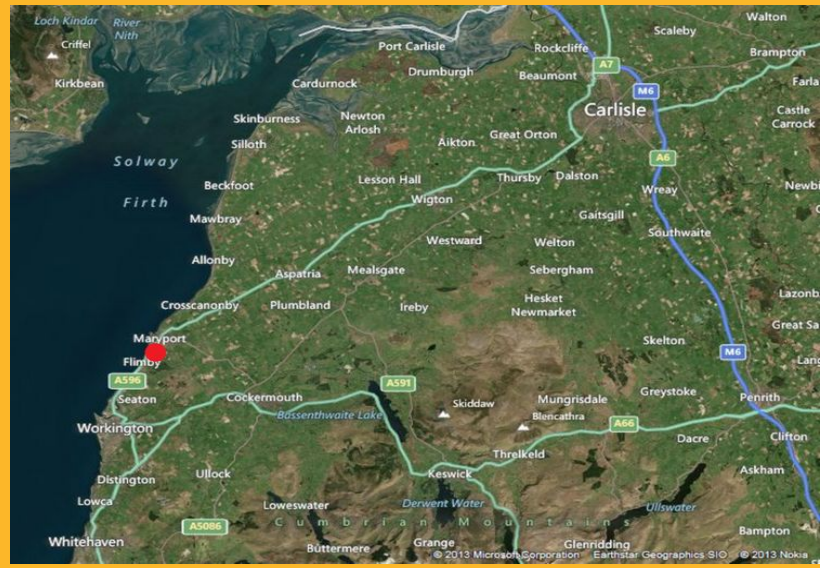
- Reinforced concrete floor
- Single storey
- Domestic plumbing to toilet area
- Steel portal frame
- Blockwork and metal clad walls
- Electricity supply
- Rear yard area approximately 0.72 acres

## TERMS

Offered on a for sale or to let basis. Further details are available on request.

## EPC

The EPC rating for this property is C69. A copy of the EPC is available on request.



## VIEWING/FURTHER INFORMATION

To arrange a viewing, or if you require any further information, please contact Whittle Jones on 01257 238 666 or email [northwest@whittlejones.co.uk](mailto:northwest@whittlejones.co.uk), or Walton Goodland on 01228 514199 or email [info@walgoodland.com](mailto:info@walgoodland.com).



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