



LA18 4JS

# INDUSTRIAL

DEVONSHIRE ROAD INDUSTRIAL ESTATE, MILLOM



NORTHERN TRUST  
INVESTMENT | DEVELOPMENT | REGENERATION

[www.northerntrust.co.uk](http://www.northerntrust.co.uk)

# INDUSTRIAL



- Reinforced concrete floor
- Steel portal frame
- Blockwork and metal clad walls
- Manually operated up and over loading doors
- Three phase electricity supply
- Forecourt and car parking areas
- Domestic plumbing to toilet areas
- Telephone entry ducts



INDUSTRIAL

## WORKSHOP UNITS TO LET

SIZES FROM

**1,628 - 2,422 SQ FT**

151 - 225 SQ M

Over 200 locations throughout the Midlands and the North



# INDUSTRIAL

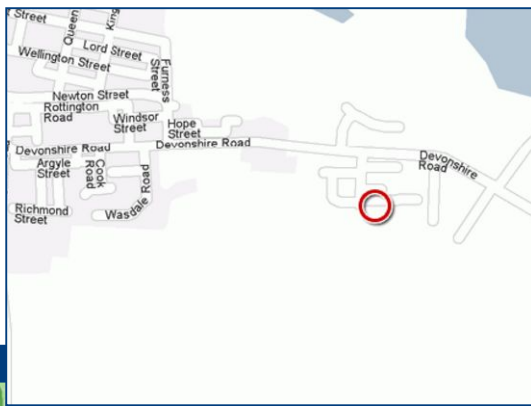
DEVONSHIRE ROAD INDUSTRIAL ESTATE, MILLOM



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## LOCATION

The estate is located on Devonshire Road which is on the southern outskirts of Millom approximately half a mile from the town centre.



## DESCRIPTION

The units comprise single storey industrial/workshop units with shared concrete surfaced yard area for loading and parking.

The units are designed with small businesses in mind and allow maximum utilisation of workspace. Each unit has an integral toilet block, personnel door and up and over loading doors.

## TERMS

- Initial three year term
- Only three months notice required to vacate at anytime during the three year term
- Rent payable monthly in advance and subject to a fixed annual increase
- Rents quoted are to include costs for external and structural repairs and building insurance
- No solicitors required
- Further details on request

## RENTAL

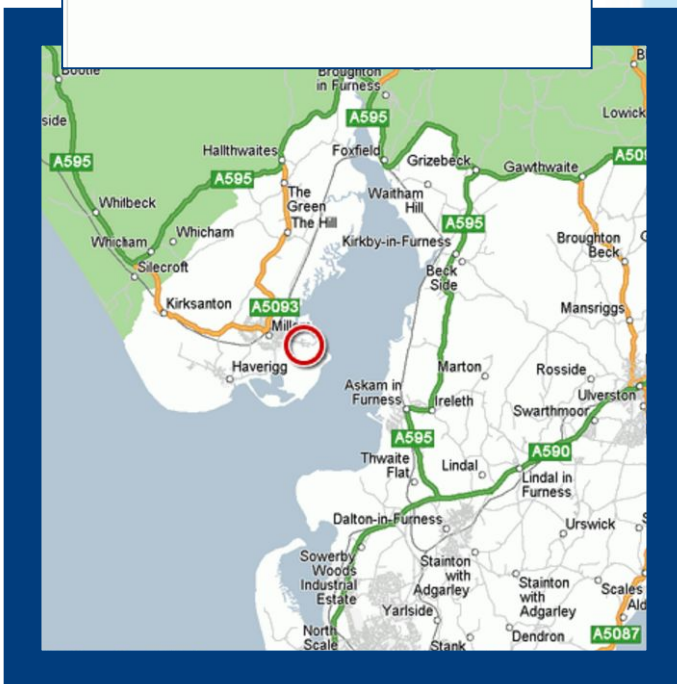
A rental deposit will be collected by the Landlord. The deposit will be refunded on vacation of the premises, providing all terms of the agreement have been adhered to and all rents are paid in full at the time of vacation. An initial tenancy administration fee is payable.

## VIEWING

Please contact Joyce Westwell on 01257 238666 for an appointment.

## RATES

For information on Rateable Value or rates payable contact Copeland Borough Council Business Rates Department on 01946 852585 or alternatively you can obtain information from the Valuation Website [www.voa.gov.uk](http://www.voa.gov.uk).



## INDUSTRIAL

MISREPRESENTATION ACT: Whittle Jones on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimension, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessors shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by Whittle Jones has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Whittle Jones. Designed and produced by CW Digital tel 01282 858200.

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Whittle Jones - North West

Lynton House, Ackhurst Park, Foxhole Road, Chorley PR7 1NY  
t +44 (0)1257 238666 f +44 (0)1257 238667

