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INDUSTRIAL

SOLWAY INDUSTRIAL ESTATE, MARYPORT

NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION

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
- Mains gas to the estate
- Forecourt and car parking areas
- Domestic plumbing to toilet area
- Telephone entry duct
- Security shutter to some units



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WORKSHOP UNITS TO LET

SIZES FROM

456 - 15,600 SQ FT

42 - 1,450 SQ M

Over 200 locations throughout the Midlands and the North

**WHITTLE
JONES**
CHARTERED SURVEYORS
01257 238 666
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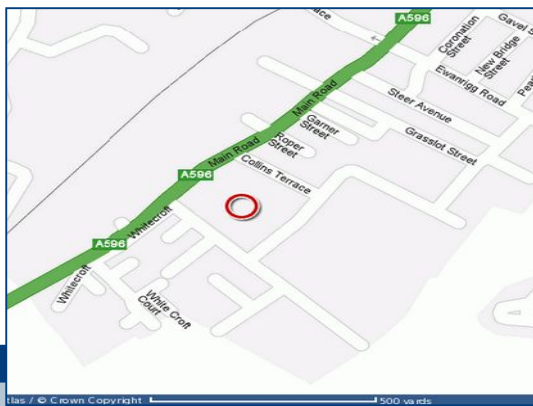
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LOCATION

The estate is located on the A595 trunk road giving access to Workington and Carlisle. Maryport town centre is approximately half a mile to the north.



DESCRIPTION

The estate comprises 36 single storey workshop/industrial units with the provision of car parking and circulation space.

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 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 Allerdale Borough Council, Business Rates Department or alternatively you could obtain information from the Valuation Website which is www.voa.gov.uk.

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