



CA14 2TG  
CA14 2TQ

# INDUSTRIAL

CLAY FLATTS INDUSTRIAL ESTATE, WORKINGTON



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



INDUSTRIAL

## WORKSHOP UNITS TO LET

SIZES FROM

**474 - 4994 SQ FT**

44 - 464 SQ M

Over 200 locations throughout the Midlands and the North

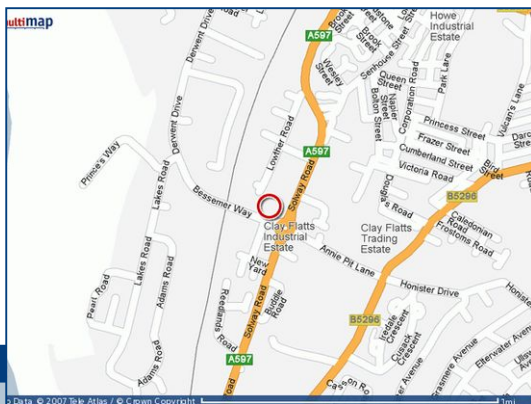


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## CLAY FLATTS INDUSTRIAL ESTATE, WORKINGTON

### LOCATION

The estate is situated on New Yard and Buddle Road which are either side of the A596 Solway Road. This in turn leads to the A595 and A66 giving access throughout Cumbria.



### DESCRIPTION

Clay Flatts is Workington's primary industrial and trade retail location with occupiers including Howden Joinery, the Plumb Center, Greggs the Bakers and Stobbarts Plant Hire.

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
- A range of flexible leasing options are available
- 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 Whittle Jones North West on 01257 238666 or email [northwest@whittlejones.co.uk](mailto:northwest@whittlejones.co.uk).

### RATES

For information on Rateable Value or rates payable contact Allerdale Borough Council Business Rates Department. Alternatively you could obtain information from the Valuation Website which is [www.voa.gov.uk](http://www.voa.gov.uk).

## INDUSTRIAL

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