

CA22 2RD

# INDUSTRIAL

BRIDGE END INDUSTRIAL ESTATE, EGREMONT

**NORTHERN TRUST**  
INVESTMENT | DEVELOPMENT | REGENERATION

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

# INDUSTRIAL



- Steel portal frame
- Brick and blockwork walls
- Reinforced concrete floor
- Welfare facilities
- Steel roller shutter loading door
- Car parking area
- Flexible Agreements
- Mains services provided



**INDUSTRIAL**

## WORKSHOP UNITS TO LET

SIZES FROM

**467 - 950 SQ FT**

43 - 88 SQ M

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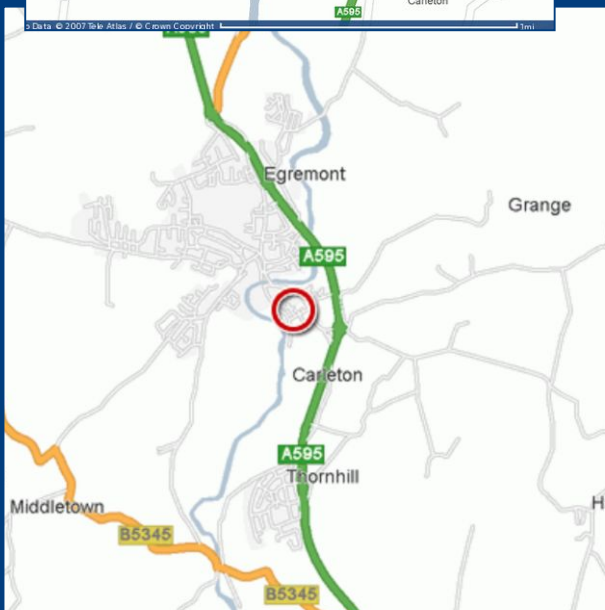
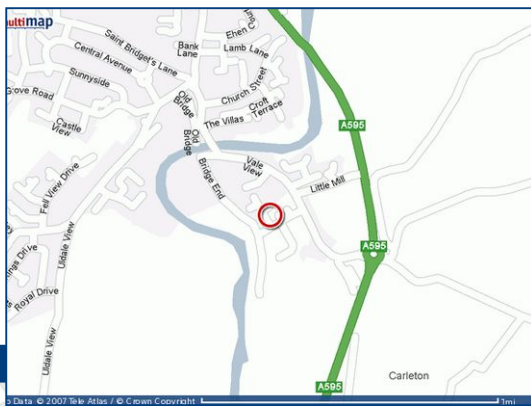
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## LOCATION

The premises are located on the established Bridge End Industrial Estate, approximately half a mile from Egremont town centre. The A595 is with close proximity and provides access to North and South Cumbria



## DESCRIPTION

The premises comprise a modern purpose built industrial unit of steel portal frame construction with block and plastic coated metal clad walls and concrete floor under a pitched and insulated plastic coated metal clad roof. Internally, the premises have integral toilet accommodation. Access to the premises is gained via a steel roller shutter loading door and a separate personnel door.

## TERMS

- Initial three year term
- A range of flexible leasing options are available
- Rent payable monthly in advance
- Rent includes cost of external and structural repairs, and building insurance for which the Landlord is responsible
- Tenant is responsible for internal repairs and decoration
- No solicitor required
- The tenant is responsible for all rates and outgoings

## 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 admin 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 relating to Business Rates please contact the Business Rates Department of the Local Authority.

## INDUSTRIAL

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