

CA15 8NT

# INDUSTRIAL

GLASSON INDUSTRIAL ESTATE, MARYPORT

**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 area
- Telephone entry duct



**INDUSTRIAL**

## BUSINESS/WORKSHOP UNITS TO LET

SIZES FROM

**1026 - 2971 SQ F**

95 - 276 SQ M

Over 200 locations throughout the Midlands and the North

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JONES**  
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[www.whittlejones.com](http://www.whittlejones.com)

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## LOCATION

The estate is located in close proximity to the A595 trunk road giving access to Workington and Carlisle. Maryport town centre is approximately half a mile away.

## DESCRIPTION

The estate comprises a terrace of 5 single storey workshop/industrial units with the provision of car parking and circulation space to the front.

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 subject to a fixed annual increase

Rents quoted are to include cost for external and structural repairs and building insurance

No solicitors required

Further details on request

## RENTAL

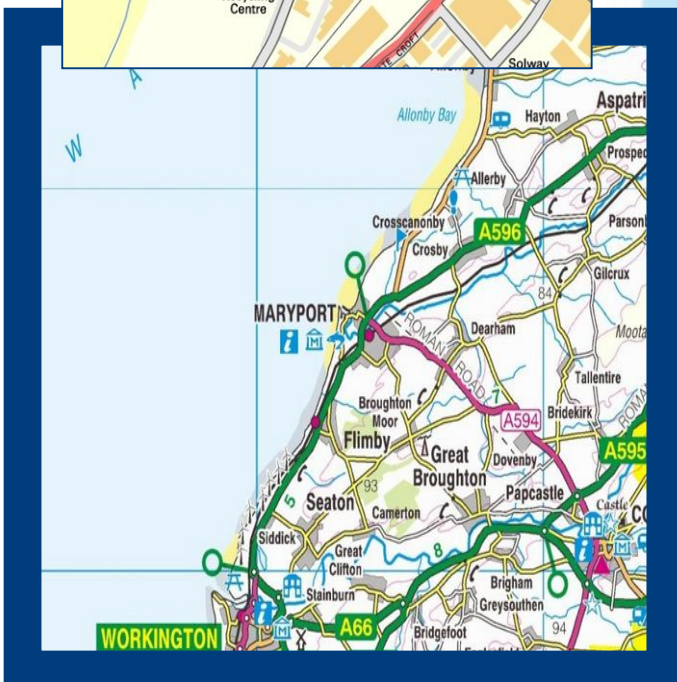
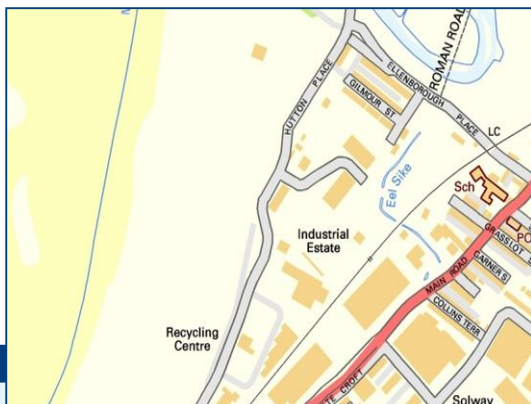
A rental deposit will be collected by the Landlords. The deposit will be refunded on vacation of the premises, providing all terms of the agreement have been adhered to and all rents are paid in full at the time of vacation. An initial administration fee is payable.

## VIEWING

Please contact Whittle Jones North West 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 on 01900 326289 or alternatively you can obtain information from the Valuation website [www.voa.gov.uk](http://www.voa.gov.uk).



## INDUSTRIAL

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