

CA13 0HT

INDUSTRIAL

DERWENT MILLS COMMERCIAL PARK, COCKERMOUTH

NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION

www.northerntrust.co.uk

INDUSTRIAL



- Reinforced concrete floor
- Steel portal frame
- Blockwork and metal clad walls with approx 10% roof light to production areas
- Manually operated up and over loading doors and pedestrian access
- Three phase electricity supply
- Mains gas to the estate
- Forecourt and car parking areas
- Domestic plumbing to toilet areas



INDUSTRIAL

BUSINESS/WORKSHOP UNITS TO LET

SIZES FROM

750 - 2,000 SQ FT

70 - 186 SQ M

Over 200 locations throughout the Midlands and the North

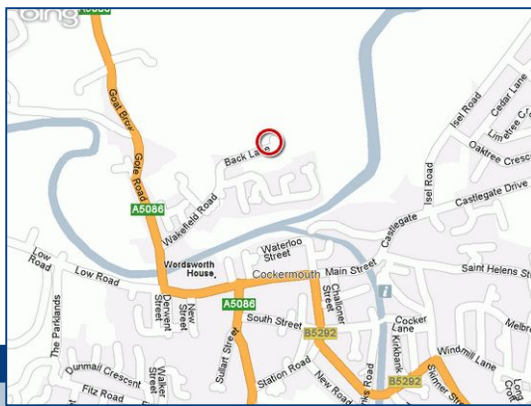
**WHITTLE
JONES**
CHARTERED SURVEYORS
01257 238 666
www.whittlejones.com

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DERWENT MILLS COMMERCIAL PARK, COCKERMOUTH

LOCATION

Cockermouth is served by the A66 providing direct access to junction 40 of the M6 motorway. Derwent Mills Commercial Park is on the northern outskirts of the town close to the junction of the A595 to Carlisle and the A66 to Workington and Keswick. The estate is signposted down Wakefield Road.



DESCRIPTION

Seven single storey business/workshop units arranged around landscaped courtyards.

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 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 on 01900 326289 or alternatively you can obtain information from the Valuation website www.voa.gov.uk.

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