



NORTHERN TRUST
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**WESTERN BANK
INDUSTRIAL ESTATE**

01257 238666

UNITS TO LET
760 TO 5,860 SQ FT
BUSINESS UNITS TO LET ACROSS THE UK



TO LET

**WESTERN BANK
INDUSTRIAL ESTATE**

WEST ROAD | WIGTON | CA7 9SJ

INDUSTRIAL UNITS

760 - 5,860 SQ FT (71 - 544 SQ M)

KEY FEATURES

- Good Transport Links
- On - Site Parking
- Sectional panel loading doors
- Established Location
- Wigton Town Centre Within 1 Mile
- Nearby Amenities



CONTACT US:

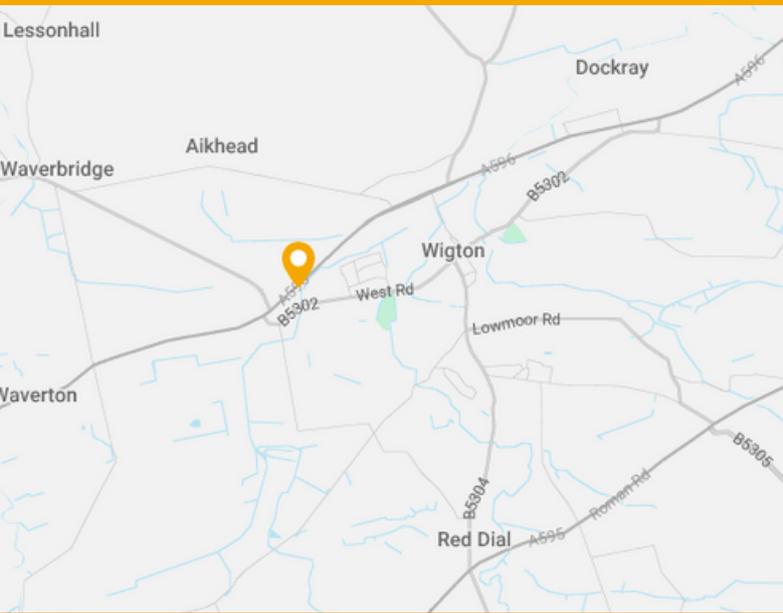
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WESTERN BANK INDUSTRIAL ESTATE

WEST ROAD | WIGTON | CA7 9SJ



LOCATION

Western Bank Industrial Estate is located on the western edge of Wigton, with prominent frontage to the B5302 (West Road), just 200m from its junction with the A596. This strategic position provides excellent access to regional road networks, including the A595 and M6 Motorway (Junction 41).

Wigton is a thriving market town in North Cumbria, positioned centrally on the Solway Plain between the Calderbeck Fells and the Solway Coast. It lies approximately 12.3 miles south west of Carlisle, and benefits from strong transport connectivity, both by road and rail.

Wigton train station offers regular services to Carlisle and along the Cumbrian Coast Line to Workington and Whitehaven, further enhancing the estate's accessibility.

MODERN INDUSTRIAL UNITS 760 - 5,860 SQ FT

DESCRIPTION

Western Bank Industrial Estate is a modern, multi-phase industrial development extending to 23,995 sq ft across 13 units, arranged within four blocks. Developed from 1994 onwards, the estate offers a range of unit sizes from 760 sq ft to 5,860 sq ft, providing flexible accommodation for a variety of industrial, storage, and trade counter uses. Constructed to a modern specification, the units are of steel portal frame construction with brick and blockwork elevations to approximately 2.1m, and coated steel profile cladding above. With eaves heights ranging from 4.26m to 5.3m, the accommodation is well suited to a variety of operational needs.

KEY FEATURES

- Coated sectional loading doors.
- Separate personnel access.
- Modern steel portal frame construction.
- Estate layout offering good circulation and loading.
- Three phase electricity supply.
- Wigton town centre within 1 mile.
- Local shops, cafes and essential services nearby.
- Train station with regular regional connections.
- Frontage to B5302, 200m from A596.
- Access to A595 and M6 (via B530 to J41).
- Well positioned between the Lake District and Solway Coast.



EPC

The EPC ratings on the units range up to B34. A copy of the individual EPC certificates are available upon request.

TERMS

There are a range of flexible leasing options available. For further details please contact us.

VIEWING & FURTHER INFO

For further information or to arrange a viewing, please contact Northern Trust.



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