



**TO LET**

## BRIDGE END INDUSTRIAL ESTATE

EGREMONT, CRINGLEWAITE, CUMBRIA, CA22 2RD



- ESTABLISHED BUSINESS LOCATION
- GOOD ACCESS TO A595
- EXCELLENT NEARBY AMENITIES
- FLEXIBLE TERMS
- GOOD PARKING & CIRCULATION SPACE



NORTHERN TRUST  
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**WORKSHOP / INDUSTRIAL UNITS**  
**467 - 4,306 SQ FT**



## TRAVEL DISTANCE

	Miles	Mins	Transport
Egremont Town Centre	0.4	9	Walk
M6	11.4	24	Drive
Whitehaven	6.4	16	Drive

Source: theAA.com

# Bridge End Industrial Estate

Egremont, Cringlethwaite, Cumbria

CA22  
2RD

## DESCRIPTION

Bridge End Industrial Estates provides a mix of terraced workshop units from 467 sq ft to larger detached units of 4,306 sq ft (via combined units). The estate totalling 25,522 sq ft is split into 24 modern purpose built units. Access to the units is gained via a steel roller shutter door and separate personnel door. Externally there is a surfaced parking / yard area; and the terraced units also benefit from a small loading / parking area within landscaped surroundings.

## SPECIFICATION

- Mix of unit sizes
- Steel portal frame construction
- Block elevations overclad with profile metal sheeting
- Translucent sky lights
- Gas fired warm air heaters

## EPC

The EPC ratings on the available units range from B43. Copies of individual EPC's are available on request.

## LOCATION

Bridge End Industrial Estate is situated in an established business area, to the south of Egremont town centre. Egremont is a market town in the Borough of Copeland in Cumbria, 5 miles south of Whitehaven and on the River Ehen. Accessed off Vale View, the estate benefits from good transport links with access to the A595 less than 0.5 miles away. The A595 gives links to Sellafield to the south and to the north, Whitehaven and Workington. With the town centre less than a 10 minute walk away, the estate offers excellent local amenities with a range of high street shops, eateries and financial institutions including, The Co-operative Food supermarket, NatWest Bank and the Kings Arms.

## TERMS

There are a range of flexible leasing options available. For further details and rental information please contact us on 01257 238666.

## VIEWING / FURTHER INFO

For further details and current availability or to arrange a viewing, please contact Northern Trust.



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