



TO LET

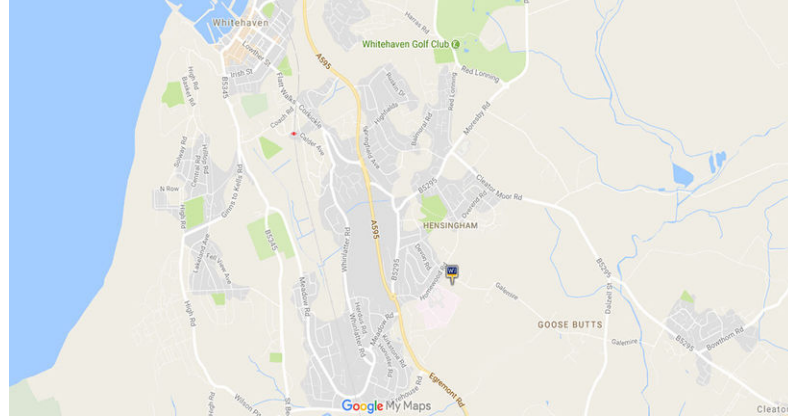
SNECKYEAT INDUSTRIAL ESTATE

SNECKYEAT ROAD, WHITEHAVEN, CA28 8PF



- **Established Business / Trade Location**
- **Good Access To A595**
- **Nearby Amenities**
- **Fencing & CCTV Coverage**
- **Three Phase Electricity**
- **Flexible Terms**

WORKSHOP / INDUSTRIAL UNITS
423-5,008 SQ FT (39.29-465.26 sq m)



TRAVEL DISTANCE

Location	Miles	Mins	Mode
A595	0.4	2	Drive
Whitehaven Town Centre	2.2	10	Drive
Whitehaven Train Station	3.6	9	Drive
Carlisle		1h 48	Train

Source: theAA.com

SNECKYEAT INDUSTRIAL ESTATE

SNECKYEAT ROAD, WHITEHAVEN



DESCRIPTION

Sneckyeat Industrial Estate totals 45,002 sq ft and is split into 27 units within a mix of terraced, semi detached and individual buildings. The estate is divided into two main sections off Sneckyeat Road and covers approximately 8.2 acres.

The units ranging from 423 - 5,008 sq ft have been built to a high specification providing a modern business environment. The estate benefits from perimeter fencing, CCTV and key fob operated electronic gates affording 24 hour access to the estate.

SPECIFICATION

- Fencing and CCTV coverage
- Steel portal frame construction
- Manually operated up and over loading doors
- Ample parking / circulation space
- Security gate access
- Three phase electricity

EPC

The EPC ratings on the available units range from B32 - C75. Copies of the individual EPC's are available on request.

TERMS

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

Whittle Jones - Lynton House, Ackhurst Business Park, Foxhole Road, Chorley PR7 1NY

LOCATION

Sneckyeat Industrial Estate is accessed from Sneckyeat Road in Whitehaven's primary industrial and trade locations. Located on the West Coast of the country, outside the Lake District National Park, Whitehaven lies equidistant between Cumbria's two largest settlements, Carlisle and Barrow-in-Furness, and is served by the Cumbrian Coast Line and the A595 road.

The estate is close to the West Cumberland Hospital and is only 1 minute drive to the A595 Egrement Road accessed via Homeswood Road. The estate benefits from good nearby amenities with the Copeland Athletics Club nearby, and The Globe Inn and Cottage Chippy 0.5 miles away.

VIEWING / FURTHER INFO

For further details and current availability or to arrange a viewing please contact us on 01257 238666 or email northwest@whittlejones.co.uk



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