



TO LET

SOLWAY INDUSTRIAL ESTATE

MARYPORT, CUMBRIA, CA15 8NF



- Established Estate
- CCTV Coverage
- Ample Forecourt And Car Parking Space
- Good Transport Links
- Range Of Nearby Amenities
- Three Phase Electricity

**WORKSHOP/INDUSTRIAL/WAREHOUSE
UNITS**

456-15,600sq ft (42-1,449 sq m)



TRAVEL DISTANCE

Location	Miles	Mins	Mode
Maryport Train Station	0.5	11	Walk
Workington	5.6	12	Drive
Cockermouth	7.5	15	Drive
Carlisle		53	Train
M6, J44	31	49	Drive

Source: theAA.com

SOLWAY INDUSTRIAL ESTATE

MARYPORT, CUMBRIA



DESCRIPTION

Solway Industrial Estate is a large estate extending to over 125,000 sq ft. The estate is split into a mixture of terraced workshop units from 456 sq ft up to larger industrial / warehouse premises of 7,150 sq ft.

The majority of units are of steel framed construction and profile metal clad elevations. The units benefit from manually operated up and over loading doors, and externally have generous car parking and circulation space.

SPECIFICATION

- CCTV coverage
- Three phase electricity
- Re-inforced concrete Floors
- Domestic plumbing toilet area
- Telephone entry duct

EPC

The EPC ratings on the available units range from B35 - D91. A copy of the individual EPC's are available upon request.

LOCATION

Solway Industrial Estate is located on the A596 (Main Road) trunk road giving access to Workington and Carlisle. Penrith and the M6 Junction 44 can be reached via the A594 and A66. Maryport harbour and the local amenities of the town centre are all in close proximity.

The estate also offers good public transport with Maryport railway station only half a mile away and the Cumbrian Coast Line provides rail connections from Workington railway station to Carlisle and Barrow-in-Furness, with occasional through trains to Lancaster and Preston.

TERMS

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

VIEWING / FURTHER INFORMATION

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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