



FOR SALE

Unit 3 Hensingham Business Park, Hensingham, Whitehaven, Cumbria, CA28 8YU

- Modern detached two storey office with workshop/storage accommodation and secure yard
 - Built in 2017 with a high specification internal fit out taking place in 2021
 - Situated on Hensingham Business Park, 1.5 miles east of Whitehaven
 - Total area 204.36 sq m (2,200 sq ft)
 - For Sale - £340,000 exclusive

LOCATION

The subject property is situated on Hensingham Park, approximately 1.5 miles to the east of Whitehaven and 2 miles from the A595. Other commercial occupiers on the estate include Iron Mountain, the Human Support Group and a mix of local businesses.

Whitehaven is a busy, historic town with a population of 25,000 and an excellent range of good local shops and other businesses. The town is situated on the west coast of Cumbria, and is accessed via the A595 and A66, 14 miles from Cockermouth, 25 miles from Keswick and 44 miles from Junction 40 of the M6 motorway. Whitehaven is the nearest main town to the Sellafield Nuclear Complex, one of the county's primary employment sites.

DESCRIPTION

Built in 2017, the subject property is a modern detached two storey office which was more recently internally fitted out to a high specification in 2021. The ground floor offers office accommodation, a storage/workshop area with roller shutter access, a kitchen and breakout area in addition to a WC facilities. There is further office accommodation on the first floor, with an open plan working area plus individual offices and a board room. There are further WC facilities on the first floor.

The property benefits from a Stannah passenger lift internally, in addition to LED lighting and perimeter trunking throughout. Externally there is a generously sized secure yard to the rear of the property, as well as 8 dedicated car parking spaces. Other occupiers on site have made additional parking with their designated yard areas.

SERVICES

It is understood that the property has mains supplies of electricity (3 phase) and water and is connected to the mains drainage and sewerage systems. The property has a gas fired central heating system.

ACCOMMODATION

It is understood that the premises provide the following approximate measurements:

Ground Floor

Offices	40.29 sq m	(434 sq ft)
Workshop/Storage	54.43 sq m	(586 sq ft)

First Floor

Offices	109.64 sq m	(1,180 sq ft)
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Total Area	204.36 sq m	(2,200 sq ft)
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SALE TERMS

The freehold (Title Number CU313538) is available at a Guide Price of £340,000.

VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

The property has a Rateable Value of £29,750 and is described as Offices and Premises.

Prospective tenants should check the exact rates payable with Cumberland Council – Tel: 0300 373 3730.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate rating of B28.

LEGAL COSTS

Each party is to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT thereon.

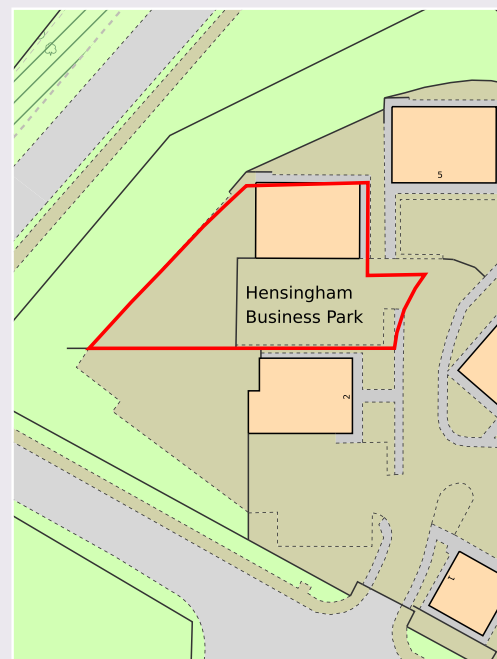
VIEWING

The property is available to view by prior appointment with the Carlisle office of Edwin Thompson LLP. Contact:

Hugh Hodgson – h.hodgson@edwin-thompson.co.uk

Tel: 01228 548385

www.edwin-thompson.co.uk





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