

TO LET



Industrial/Light Industrial/990 sq ft (92 sq m) /£9,400 per annum inclusive of external maintenance and service charge

Light Industrial Units at Maryport

Business Centre

Maryport, Cumbria, CA15 8NG

Walton Goodland

agency@walgoodland.com

01228 514199 (Carolyn Hardy/Will Riddell dealing)



INDUSTRIAL UNITS WITHIN A PRIME COASTAL BUSINESS PARK LOCATION, SUITABLE FOR LIGHT INDUSTRIAL, STORAGE, AND DISTRIBUTION USES

- CLOSE TO A595 & A596, PROVIDING CONVENIENT LINKS TO WORKINGTON, CARLISLE, AND THE WIDER CUMBRIA REGION
- ROLLER SHUTTER ACCESS, THREE-PHASE POWER, AND HIGH INTERNAL CLEARANCE
- VARIOUS SIZE OPTIONS AVAILABLE.

DESCRIPTION

Light industrial workshop units comprising part brick and part steel cladding construction.

Each unit is fitted with a personnel door and roller shutter access to the front and rear elevations, with parking for up to 2 cars either side of the property.

Additional limited visitors parking is available on site.

LOCATION

Maryport Business Centre is strategically positioned with good transport links, only a short distance from Maryport town centre, the railway station, port, and key road networks such as the A595 and A596 trunk roads leading to Carlisle and the M6 as well as South Cumbria.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The units have the following EPC Ratings:

7 & 15 – C67

8 & 16 – C72

RATEABLE VALUE

The units are currently combined under one rateable value of £10,250 (2023 listing).

Interested parties should make their own enquiries of the Valuation Office Agency at www.voa.gov.uk.

Please note since April 2017, where a rateable value is £12,000 or less and this is the tenants only commercial property then no business rates will be payable, subject to status.

SERVICES

Mains electricity, gas, water and drainage are connected to the properties.

The tenant is responsible for the payment of all utilities/services.

ACCOMMODATION

The properties comprise the following approximate areas:-

GROUND FLOOR

Units 7 & 15 – 990sq ft (92 sq m)

2 x WC and 2 x WHB

Units 8 & 16 – 990sq ft (92 sq m)

1 WC and 1 WHB

RENT

£9,400 per annum, inclusive of external maintenance and service charge, but exclusive of business rates, VAT and all other outgoings.

LEASE

A new internal repairing and insuring lease for a term of years to be agreed, plus service charge (included within the rent).

VAT

VAT is not payable in addition to the rent.

VIEWINGS

Walton Goodland act as agents for the Vendors of this property. No person in their employment has any authority to make any representations of warranty whatsoever in relation to this property. All information and measurement in these details are given in good faith, are approximate and whilst every effort has been made to ensure accuracy this cannot be guaranteed. These details do not form part of any contract.

All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.

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Walton Goodland. 10 Lowther Street, Carlisle CA3 8DA T: 01228 514199 F: 01228 594303
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Energy performance certificate (EPC)

| | | |
|---|---------------------------|---|
| Unit 9 & Unit 15 Maryport Business Centre Main Road MARYPORT CA15 6NG | Energy rating C | Valid until: 15 July 2035 Certificate number: 7771-3351-7141-8894-4885 |
|---|---------------------------|---|

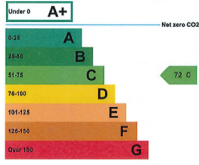
Property type: General Industrial and Special Industrial Groups
Total floor area: 107 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Energy performance certificate (EPC)

| | | |
|--|---------------------------|---|
| Unit 7 & 15 Maryport Business Centre Main Road MARYPORT CA15 6NG | Energy rating C | Valid until: 15 July 2035 Certificate number: 3627-1237-9469-7816-9877 |
|--|---------------------------|---|

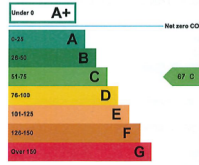
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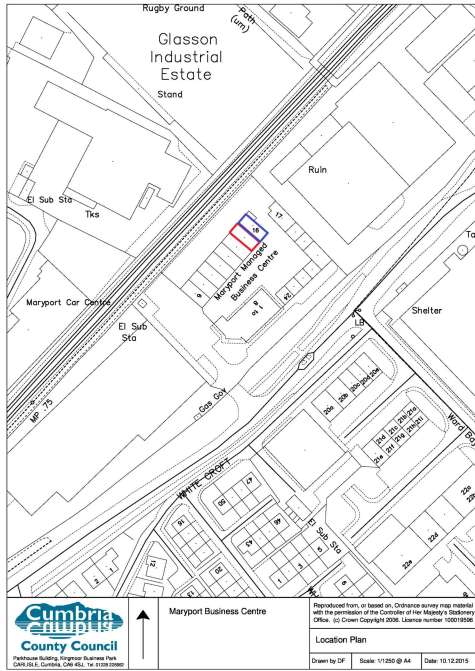
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