

Business Park with Alternative Use Potential

CBRE

To Let Greengarth Business Park

11.82 acre site



GREENGARTH BUSINESS PARK
ESKDALE CT/GREENGARTH HALL
HOLMROOK
CA19 1UL



The Opportunity



Greengarth Business Park is a unique 11.82 acre site that is situated in the picturesque Lake District national park.

The business park comprises:



4 BLOCKS RANGING FROM APPROX 2,500 - 7,000 SQ FT



POTENTIAL FOR 80 BED HOTEL & RESTAURANT



CONFERENCE FACILITY



EXTENSIVE SURFACE LEVEL PARKING FOR OVER 300 CARS

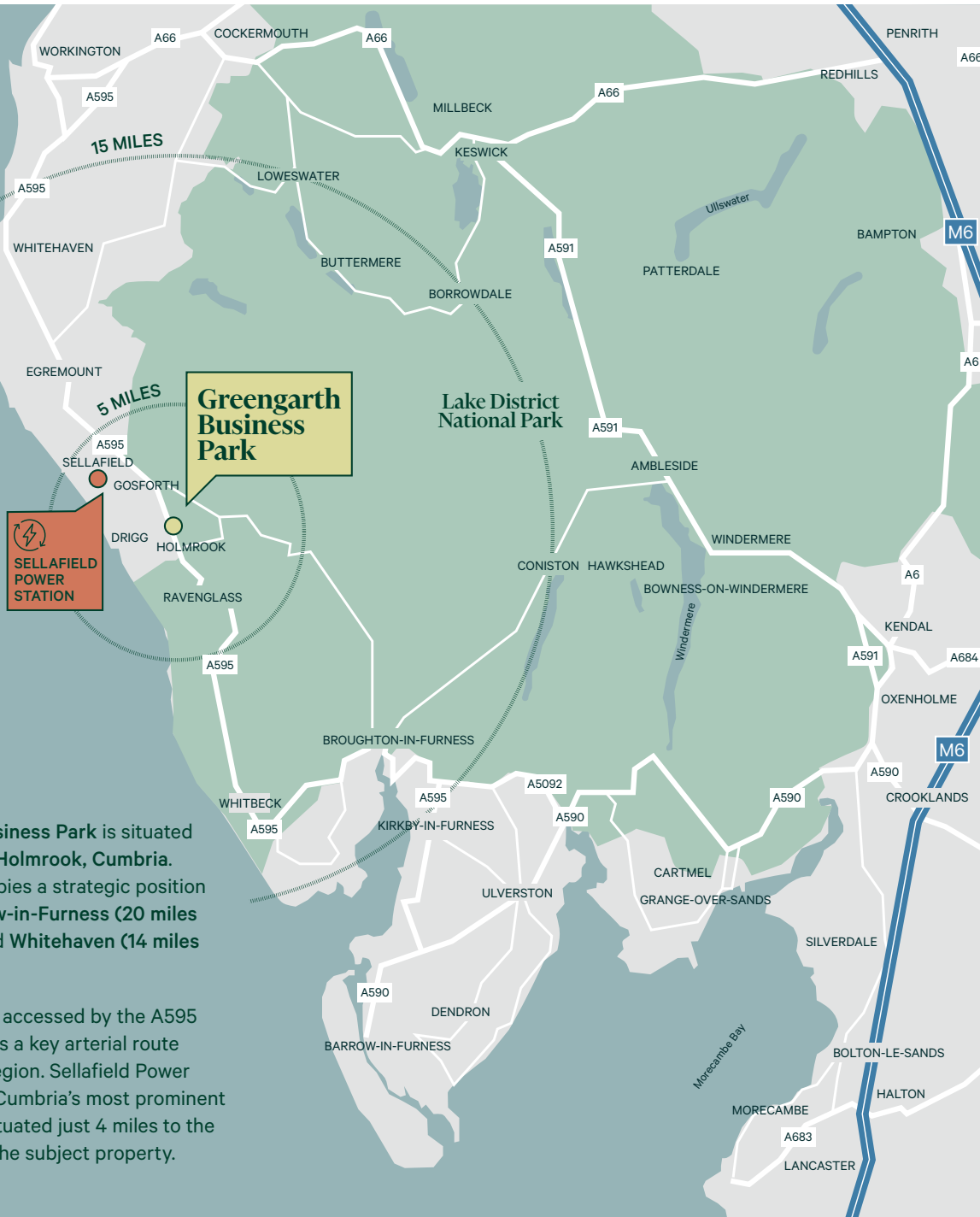


ON SITE SECURITY



STORAGE SPACES

Location



Greengarth Business Park is situated to the north of Holmrook, Cumbria. Holmrook occupies a strategic position between Barrow-in-Furness (20 miles south-east) and Whitehaven (14 miles north-west).

The property is accessed by the A595 which comprises a key arterial route servicing this region. Sellafield Power Station, one of Cumbria's most prominent employers, is situated just 4 miles to the North-West of the subject property.



Grike Fell overlooking Sellafield



Whitehaven



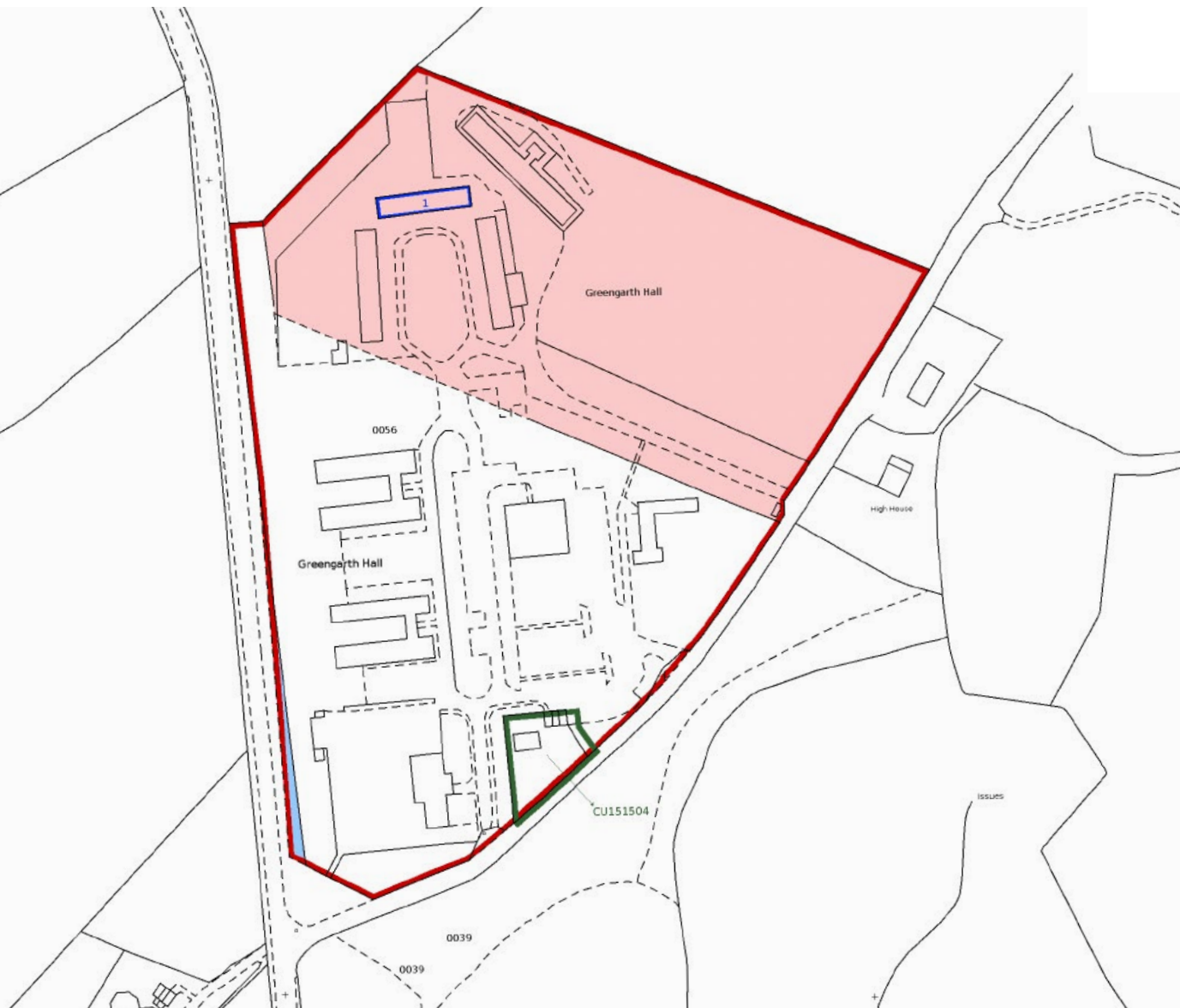
Barrow-in-Furness

14
MILES

DRIVE TO
WHITEHAVEN
NORTH-WEST

20
MILES

DRIVE TO
BARROW-IN-FURNESS
SOUTH-EAST



Disposal Process

New leases are available within the offices, storage or for park and ride facilities. Please contact the sole agents to discuss in more detail.

Viewings

Viewings be arranged by prior notice through the sole agents at CBRE.

Further Information

For further technical information regarding the site opportunity please contact the sole agents at CBRE.

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