

Modern Warehouse/Industrial Premises To Let

Unit 4, Cross Croft Industrial Estate,
Appleby-in-Westmorland,
Cumbria,
CA16 6HX

Edwin
Thompson



- End of terrace modern trade counter/warehouse premises providing open plan accommodation.
- Popular Commercial and Trading Estate with excellent links to the surrounding area and A66 trunk road.
- Approximate Gross Internal Area - 898sq ft with dedicated car parking, side storage, mezzanine, loading door and office.
- Available To Let - £9,000 per annum exclusive

Ref: R1209

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LOCATION

The subject property is located on the eastern side of Cross Croft Industrial Estate on the south east outskirts of Appleby-in-Westmorland, Cumbria in the North West of England.

Appleby (Short for Appleby-in-Westmorland) is a town and civil parish situated within a loop of the River Eden and has a population of 3048 (2011 Census). Appleby is a popular tourist town due to its historic, scenic location and closeness to the Lake District, The North Pennines, Swaledale & Howgill Fells and is also well known for the annual Appleby Horse Fair that attracts members of the travelling community from all over Britain and beyond.

Appleby lies adjacent to the A66 providing good road communications travelling north west to Penrith and Junction 40 of the M6 and South East to Scotch Corner and the A1, circa 40 miles away. Brough is 8 miles to the east and Kirkby Stephen 12 miles to the south east via the A685 that continues and meets Junction 38 of the M6 at Tebay, 24 miles away. Appleby benefits from a local train service that runs north to Carlisle and South east to Leeds via the Leeds to Settle Railway Line.

Cross Croft Industrial Estate is situated to the south east of Appleby town centre and reached via the B6542 being Appleby's main industrial estate with occupiers including JT Atkinson Builders Merchants, Carrs Billington, Tethera veterinary practice, Logic Plumbing, Heating & Electrical and Dinsdale alongside a strong mix of local and regional occupiers.

DESCRIPTION

The subject property provides a warehouse premises of steel portal frame construction incorporating part brick/profile clad elevations, a pitched insulated profile clad roof with transparent roof panels, a mixture of steel and UPVC guttering, front loading apron and an eaves height of approximately 4.53m rising to 5.46m at the top of the steel.

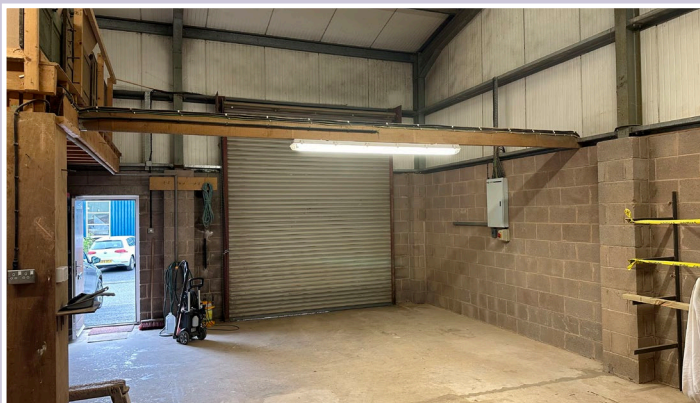
The premises incorporates a manual roller shutter door (height 3.00m x width 3.32m), open plan warehouse, timber frame mezzanine floor, office, kitchen and toilet facilities with solid concrete flooring and suspended LED lighting.

Externally and to the front is a tarmacadam loading area and parking, to the side is a timber framed lean-too store incorporating single skin profile clad elevations, profile and translucent roof panels and concrete flooring and opposite on the south western side of the estate road are two further vehicle parking spaces with tarmacadam covering.

ACCOMMODATION

The premises provide the following approximate gross internal measurements:

Ground Floor	83.40m ²	(898 sq ft)
Mezzanine	17.56m ²	(189 sq ft)
Total approximate Gross Internal Area	100.96m ²	(1,086 sq ft)
Lean-too	30.24m ²	(325 sq ft)



SERVICES

It is understood that the property has mains supply of electricity (3 phase), water and is connected to the mains drainage and sewerage system.

Prospective occupiers should make their own enquiries as to the services available for future use.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available for the property and can be downloaded from the Edwin Thompson Website.

The current Energy Asset Rating for the premises is E110.

RATEABLE VALUE

According to the Valuation Office Agency Website, it is understood that Unit 4 is assessed at a Rateable Value of £5,000 and described as workshop and premises.

Business Rate Relief may be available to prospective tenants who should check the exact rates payable with Westmorland and Furness Council – Tel: 0300 373 3300.

LEASE TERMS

The units are available by way of new Full Repairing & Insuring leases for a number of years to be agreed and at commencing rental of £9,000 per annum exclusive.

VAT

All figures quoted are exclusive of VAT where applicable.

LEGAL COSTS

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

VIEWING

The property is available to view strictly by appointment with the Windermere office of Edwin Thompson, contact:

Joe Ellis – j.ellis@edwin-thompson.co.uk

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