

TO LET Modern Warehouse/Industrial Premises

Unit 5a Miller Business Park
Station Road
Wigton
Cumbria CA7 9BA

Edwin
Thompson



- Popular Commercial Trading Estate with good access to the A596 and Wigton Town Centre.
- Flexible self-contained premises with loading/car parking
- Total GIA of 1,143 sq ft
- Available via a new Internal Repairing & Insuring Lease

Rental - £7,200 per annum exclusive

Ref: M1274

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LOCATION

The property occupies an end of terrace position within the heart of Miller Business Park, a popular commercial trading estate to the north of Wigton town centre. Miller Business Park is situated south of Wigton Train Station and less than 50 metres from the A596. Station Road travels into the heart of the town centre, around 400 metres away, providing a range of services including shops, banks and supermarkets.

Wigton lies approximately 9 miles south west of Carlisle, and some 20 miles north west of Penrith. It is a traditional Cumbrian market town with a population of approximately 5,831 (2011 Census) which rises to over 15,000 including the immediate surrounding hinterland.

Wigton is approached from Carlisle via both the A565 and A596 roads which continue on to connect the town to West Cumbria. The nearest motorway connections are Junctions 42 and 43 of the M6 at Carlisle. The district rail line which lies adjacent to the property, travels from Carlisle to West Cumbria and beyond to Kendal.

DESCRIPTION

The subject property provides an end of terrace modern warehouse/industrial unit of solid block construction that has been over-clad with profile clad sheeting and beneath a pitched insulated profile clad roof. Internally, the property has a solid concrete floor and block walls.

There is a manual steel roller shutter vehicle entrance having a minimum eaves height of circa 3.80 metres. Shared car parking is included adjacent to the premises.

SERVICES

It is understood that the property has mains supplies of electricity (which will be fitted to the tenant's requirements), water and is connected to the mains drainage and sewerage systems.

ACCOMMODATION

The premises provide the following approximate gross internal measurements:

Ground floor warehouse 106.22m² (1,143 sq ft)

LEASE TERMS

The premises are available by way of a new Internal Repairing & Insuring lease for a term to be agreed and at a commencing rental of £7,200 per annum exclusive.

VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

It is understood from the VOA website that the premises have a Rateable Value of £4,350 and are described as Workshop & Premises.

Small Business Rate Relief may be available to prospective tenants who should check the exact rates payable with Allerdale Borough Council – Tel: 0303 123 1702.

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 D88.

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

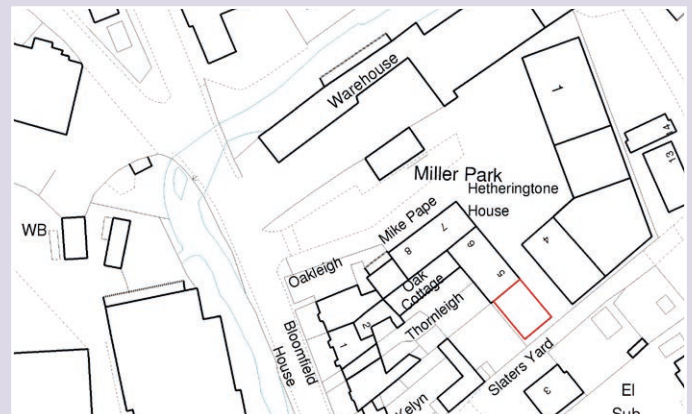
The property is available to view by prior appointment with the Carlisle office of Edwin Thompson LLP. Contact:

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5. These particulars were prepared in June 2022.

Regulated by RICS



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