



Rural Business Park

- On the outskirts of Egremont
- Less than 5 miles from Sellafield Site
- Industrial units recently re clad and with new roller shutter and personnel security doors
- Single storey office unit

Get more information

Avison Young

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Industrial Units and Office to let

Ullcoats Industrial Estate,
Egremont



Location

The Industrial Estate is located less than a mile from the A595, St Thomas Cross roundabout. The A595 gives easy access to the Sellafield Nuclear Site, as well as to Carlisle in the North, and to Barrow-in-Furness in the South. Whitehaven is less than 7 miles to the north. J40 of the M6 at Penrith is approximately 56 miles away from the site.

Features

- There are 3 detached industrial units available.
- There is 1 detached single storey office available.
- Ample car parking/hardstanding on site.
- Rural location.

Unit 1 has 3 No roller shutter doors of max 4.8m, eaves under crane 6m and under metal frame of 5.29m

Unit 1 with separate lean to and reception area, together with mezzanine office/meeting room and 2 no male WCs

Unit 2 has 3 No roller shutter doors of 4.28m, eaves under crane of 5.63m and under metal frame of 7.42m

Unit 2 has an electricity switch room to the rear

Unit 3 has 2 No roller shutter doors of max 4.27m, eaves under crane of 5.9m and under metal frame 5.12m

Additional storage to rear and to side with external doors. Toilets and mess area at ground floor, together with additional first floor offices meeting rooms/WCs and kitchen

Industrial Unit	Square Feet	Square Metres	EPC Rating
Unit 1	12,750	1,184.5	TBA
Unit 2	10,175	945.3	TBA
Unit 3	8,942	830.7	TBA

Office building to let

Ullcoats Industrial Estate,
Egremont



Unit 4

Features

Approximately 2,255 sq ft (209.5 sq m)	Separate male WC and female/disabled WC and shower	Kitchen and mess area	Open plan office
UPVC double glazed windows	Suspended ceilings	Additional meeting rooms/separate offices	Reception area

EPC - TBA

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Lease Terms

Available on full repairing and insuring terms with estate charge

Units available individually, or to let as the whole estate

Minimum term 5 years

Rent review on year 3

Tenant break on year 3

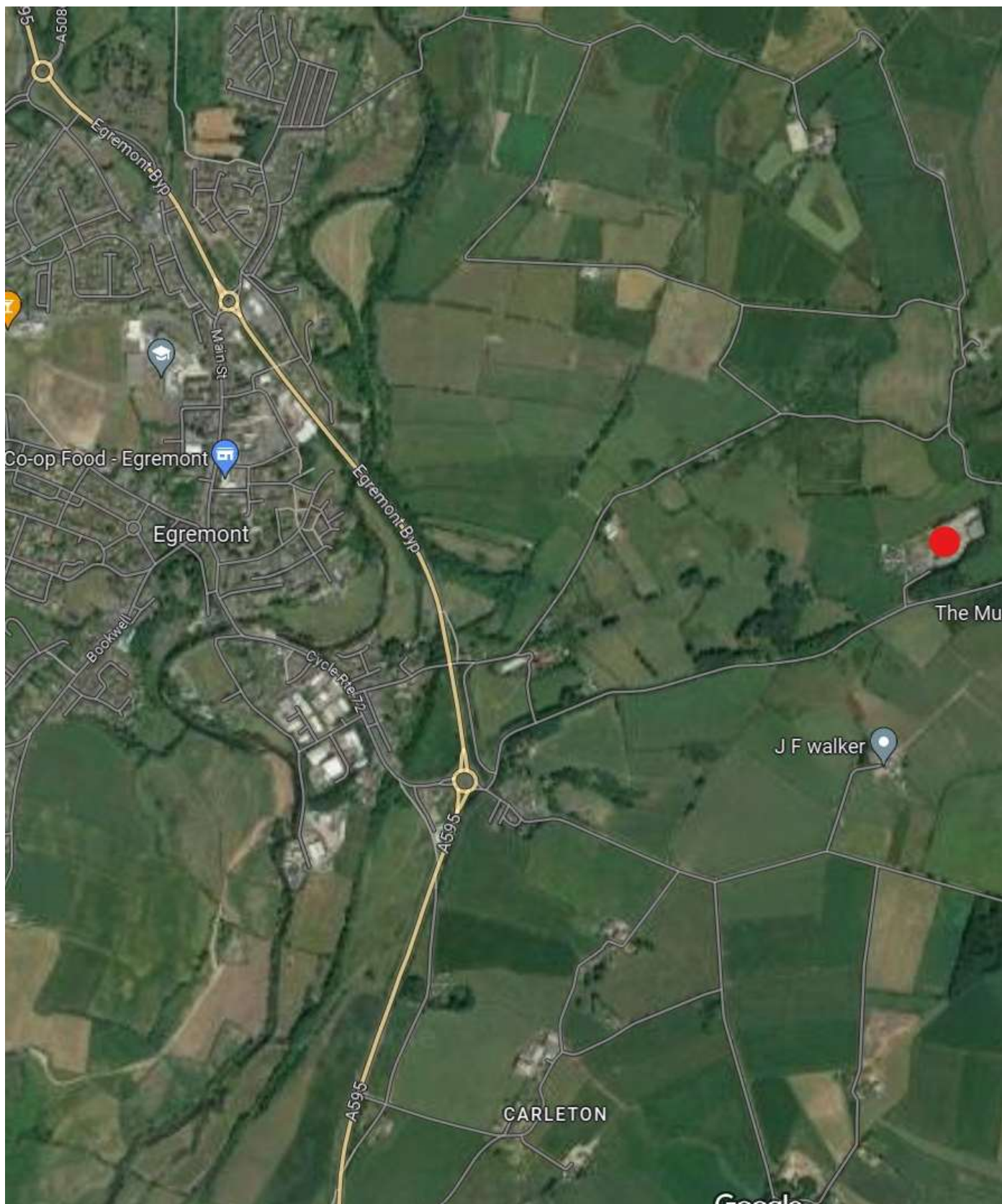
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Industrial Units and Office to let - location plan

Ullcoats Industrial Estate, Egremont



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Ullcoats Industrial Estate, Egremont



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