

TO LET

RETAIL WAREHOUSE/INDUSTRIAL UNIT

Unit 2 Southey Hill Industrial Estate
KESWICK
Cumbria
CA12 5NR

Edwin
Thompson



- NEW LEASE direct from landlord
- 420 sq.m (4,520 sq.ft)
- AVAILABLE IMMEDIATELY
- RENT £35,000 PER ANNUM EXCLUSIVE
- FULL HEIGHT LOADING DOORS
- ON-SITE CAR PARKING



Ref: K3836304

28 St John's
Street, Keswick,
Cumbria
CA12
5AF

T: 017687 72988
F: 017687 71949
E: keswick@edwin-thompson.co.uk
W: edwin-thompson.co.uk

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FEATURES

- End terraced retail warehouse/industrial unit
- 28m (91ft) x 15m (49ft)
- Established estate with variety of users
- Good on-site car parking
- Wide full height roller shutter loading doors

DESCRIPTION

This industrial unit is a modern building of steel framed construction under a double pitched metal coated profile roof with inset roof-lights and is ready for immediate occupation.

The principal door is a manually operated, roller shutter type giving an approximate 4m metre width and an approximate 3.8 m height. Eaves height is 4m.

RENT

Quoting rent - £35,000 per annum exclusive

LOCATION

The property is located on the western periphery of Keswick town centre on the well-known and established Southey Hill trading estate. Southey Hill Trading Estate is to the rear of the former Cumberland Pencil Factory and is close to the town centre. Other businesses on the site include a Howdens, Greta Motor Body Works, veterinary practice, adventure sports, joinery business and the renowned Derwent Pencil museum.

FLOOR AREA

The total gross internal area: **420 sq.m/ 4520 sq.ft**

SERVICES

Mains three phase electricity, water and drainage are available and connected to the premises.

LEASE TERMS

A new lease on full repairing and insuring terms is available direct from the landlord.



INSURANCE

The Tenant will reimburse the Landlord the cost of insuring the building.

RATING ASSESSMENT

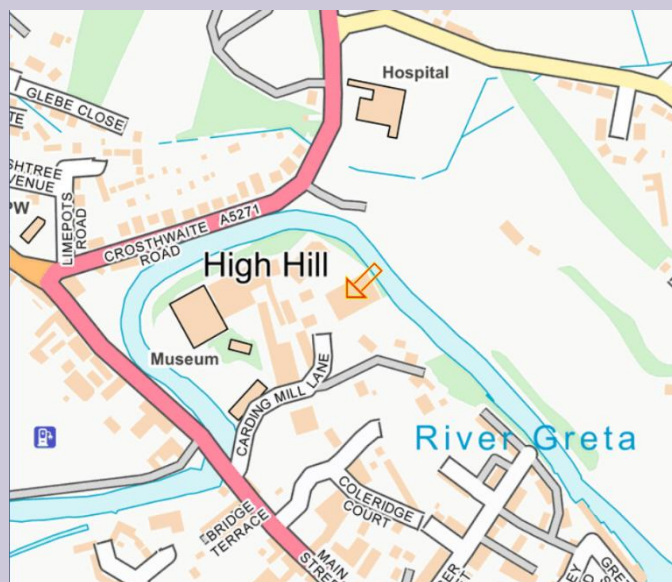
£13,750

VAT

Any VAT due on the rent will be payable by the tenant.

VIEWING ARRANGEMENTS

Edwin Thompson LLP, 28 St John's Street, Keswick, CA12 5AF. Tel: 017687 72988
Email: k.mitchell@edwin-thompson.co.uk



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