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Peil & Co 01539 888 000

SELF-STORAGE/WAREHOUSE UNIT TO LET

UNIT A5 Haig Enterprise Park Kells Whitehaven Cumbria CA28 9AN



Internal storage unit suitable for self-storage warehouse or office/studio use

Haig Enterprise Park is situated at Kells to the west of Whitehaven town centre and immediately adjacent to the former Haig Mining Museum. The site comprises a range of occupiers, and Block A at the estate comprises a range of workshop and warehouse units with both internal and external access. There is a shared central corridor and kitchen/wc facilities.

Chartered Surveyors, Commercial Property and Development Consultants, Chartered Valuation Surveyors, Building Surveyors Specialists throughout the North West, covering Cumbria, The Lakes, Lancashire and Southern Scotland.



Description

Unit A5 comprises an internal storage unit with pedestrian access by way of a central corridor within Block A (there is no vehicular access to the unit). As such, the unit would be suitable for self-storage, studio or warehouse use (24-hour, 7 day per week access is available). The property offers the following accommodation:-

Accommodation

Ground floor – Gross internal area 47.49 sq m (516 sq ft)

There is shared use of wc and kitchen facilities (cleaning arranged by the Landlords via the service charge)

Terms

The property is available on the basis of a new flexible 'easy in/easy out' tenancy agreement. A deposit of two months rent will be required from an ingoing occupier. A rental of £60 per week (£3,120 per annum) inclusive of service charge and VAT.

Service Charge

The service charge noted above covers costs incurred by the Landlord including external maintenance, landscaping, buildings insurance, cleaning of the common parts and shared use of the wc and kitchen facilities.

Energy Performance Certificate

The property has an energy performance asset rating of 'C-58'.

Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of a new tenancy agreement.

VAT

The Estate is registered for VAT and VAT is therefore payable on the rent and other payments under the terms of the tenancy agreement.

Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Claire Bailey dealing), admin@peill.com for viewings.

Anti-money laundering

In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity

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