

**Industrial Unit to Let**

**Unit C6  
Haig Enterprise Park  
Kells  
Whitehaven  
Cumbria  
CA28 9AN**



**Substantial Workshop/ Storage unit on established estate to let  
on a new lease**

Haig Enterprise Park is situated at Kells to the west of Whitehaven town centre and immediately adjacent to the former Haig Mining Museum. Haig Enterprise Park is a short distance from the town centre. The site comprises a range of occupiers, Unit C6 is at the north-west end of the estate with plentiful on-site car parking and circulation space.



### Description

The property has most recently been used as storage unit and is suitable as warehouse, workshop or trade counter within Class E of the Use Classes Order.

### Accommodation

The units extend to a total internal area of :-

**Unit C6 - 925 sq ft (85.9 sq m)**

### Terms

The unit is available to let on the basis of a tenancy agreement on an "easy-in, easy-out" basis.

### Rent

£6,000 per annum exclusive of rates, service charge and VAT, payable quarterly in advance.

### Service Charge

There is a service charge, which is in addition to the rent quoted above, covers costs including external maintenance, landscaping and buildings insurance. Further details are available on request & the estimate for 2024/25 is £170 pcm.

### Rating Assessment

We are advised that the property is assessed for rates as follows: -

**Unit C6 - Rateable value** £4,550  
UBR – 49.9p (2023/2024)

Applicants are advised to make their own enquiries of the local rating authority, Cumberland Council.

**NB.** Under the current business rate regime, it is likely that a qualifying occupier of the subject property would benefit from small business rate relief, meaning that zero rates would be payable. Further details available on request.

### Energy Performance Certificate

The property has an energy performance asset rating of:- **110-E**

### Legal Costs

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

### VAT

The estate is registered for VAT and VAT is therefore payable on the above rent and other payments under the terms of the lease.

### Viewing

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

### Anti-money laundering

**In accordance with 2024 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**

**NB:** An adjoining unit is also available, and the units could be combined to create a unit of approx. 172 sqm (1850sqft)

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