

Industrial Unit to Let

Unit C5
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 C5 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 C5 - 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 C5 - 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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