

Office/ Industrial unit to Let

Unit A10
Haig Enterprise Park
Kells
Whitehaven
Cumbria
CA28 9AN



**Substantial Office /Industrial 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 Whitehaven town centre. The site comprises a range of occupiers, Unit A10 is at the north end of the estate with plentiful on-site car parking and circulation space.



Description

The unit was originally a warehouse/ trade counter but has now been fitted out to a good office standard including suspended ceilings, partition walls, carpeting and fluorescent lighting. There is a roller shutter door for pedestrian access.

Accommodation

The unit extends to a total internal area of :-

Unit A10 - **765 sq ft (71.1 sq m)**

Terms

The units are available to let on the basis of a tenancy agreement on an “easy-in, easy-out” basis with a minimum of a one-year term.

Rent

£6,500 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, buildings insurance, cleaning of the common parts, shared use of the wc and kitchen facilities. Further details are available on request & the estimate for 2024/25 is £133.70 pcm.

Rating Assessment

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

Unit A20 - Rateable value £3,900
UBR – 49.9p (2023/2024)

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 properties have an energy performance asset rating of:- 92- D

Legal Costs

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

VAT

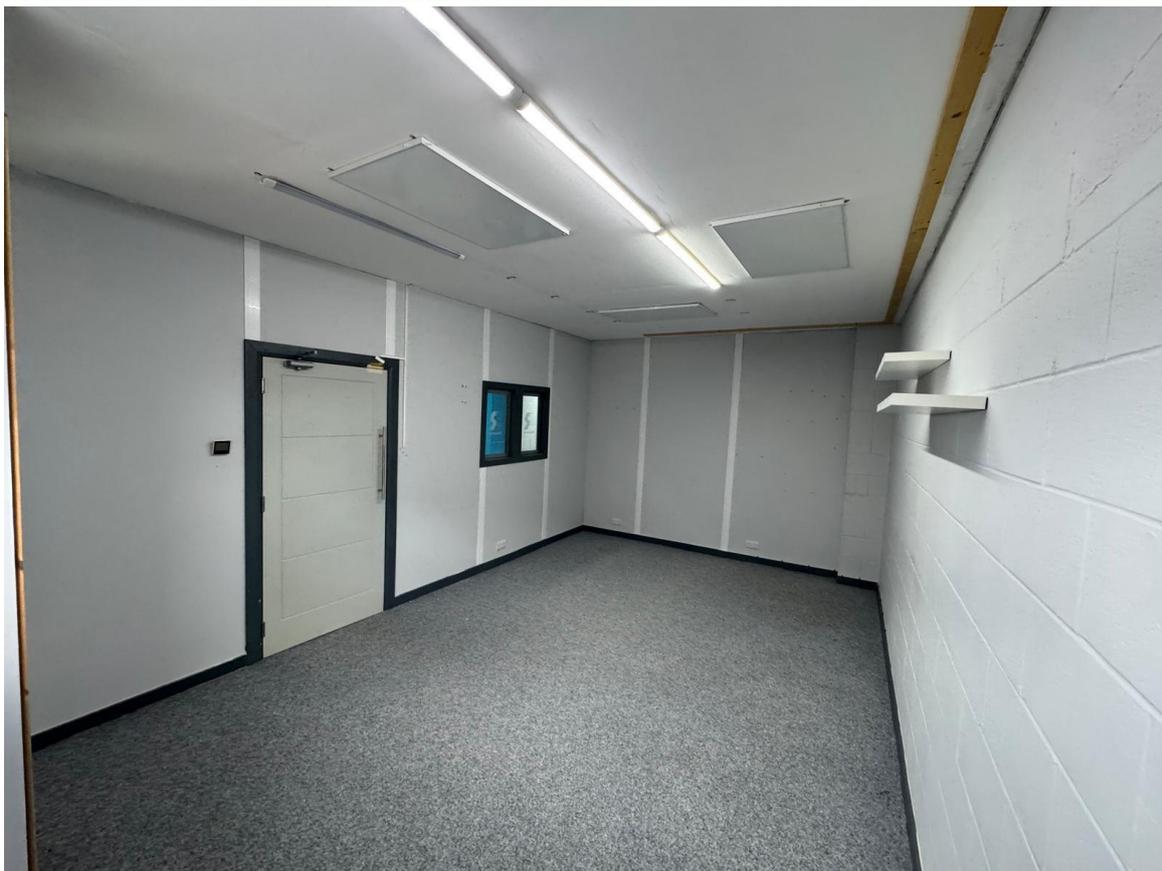
The estate is registered for VAT and VAT is therefore payable on the above rent and other payments under the terms of the lease.

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



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