



**TO
LET**

Unit A1

The Flax Works, Cleator, Cumbria, CA23 3FA

LIGHT INDUSTRIAL WORKSHOP UNITS IN RIVERSIDE
BUSINESS PARK SETTING

WG

WALTON GOODLAND

t: 01228 514199

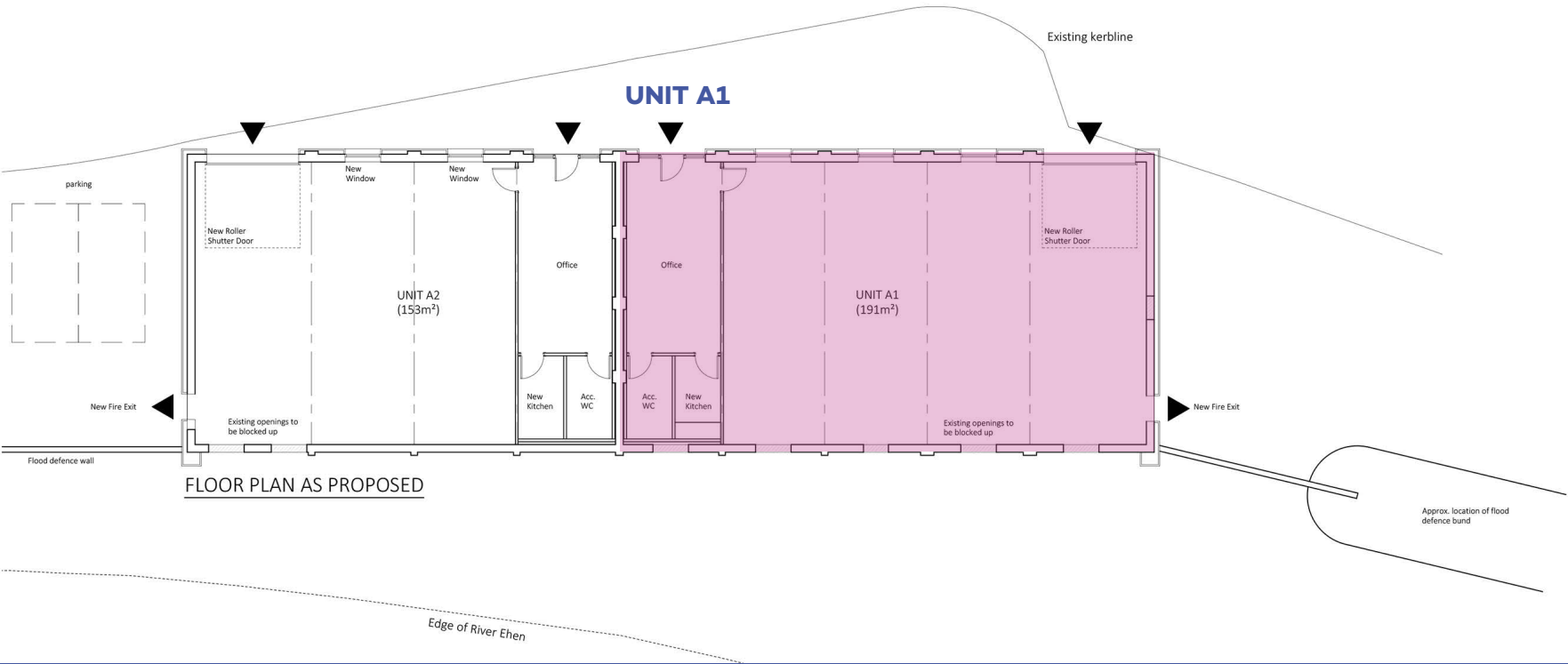
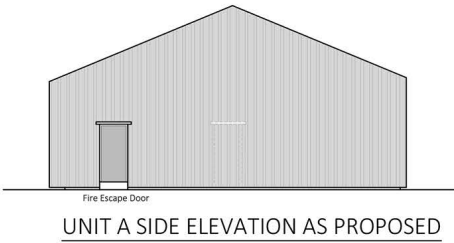
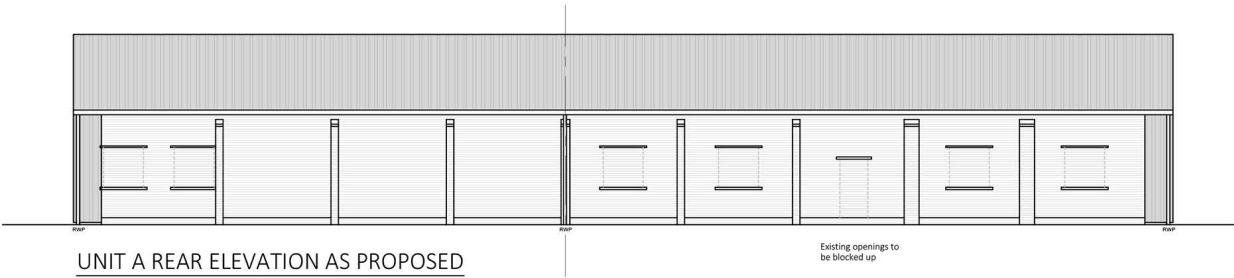
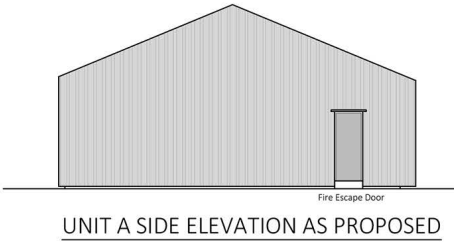
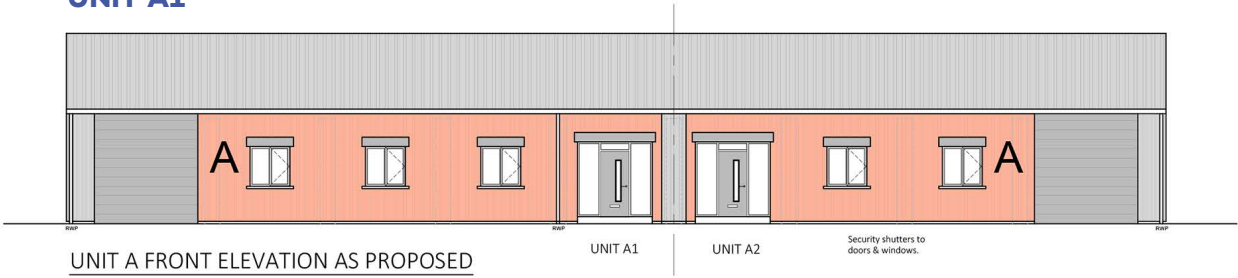
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www.waltongoodland.com

KEY HIGHLIGHTS

- Modern light industrial unit with office, kitchen and WC accommodation
- Incorporating sectional overhead roller access door, personnel door and windows
- Car parking and disabled access spaces at the front and side
- Adjacent 600 space park and ride for Sellafield Limited and newly redeveloped former mill building let to React Engineering
- New Speedy Hire warehouse and depot opposite
- Excellent links to A595 (1.8 miles) and multiple town centre amenities
- Sellafield Nuclear Site - 7 miles south
- Lake District National Park - 2 miles east

UNIT A1



LOCATION

The unit is located adjacent to the historic former Cleator Mill on the banks of the River Ehen in Cleator. Set back from Main Street, the property is within easy access of the A595 (1.8 miles) at Egremont. The adjacent sites are occupied by Sellafield Limited as a park & ride scheme, comprising a 600 space car park, React Engineering and Speedy Hire.

DESCRIPTION

The unit comprises a single-storey light industrial hybrid workspace of modern steel portal frame construction and profile sheet cladding above facing brickwork with insulated pitch-profile composite panel roofs, PVCU windows and sectional overhead roller doors.

Internally the unit benefits from accessible WC facilities, a kitchen and integral office accommodation.

The access door extends to a height of 3.5m.

Parking is available to the front and side of the unit.

ACCOMMODATION

Unit A1: 191 sq. m. 2,056 sq. ft.

SERVICES

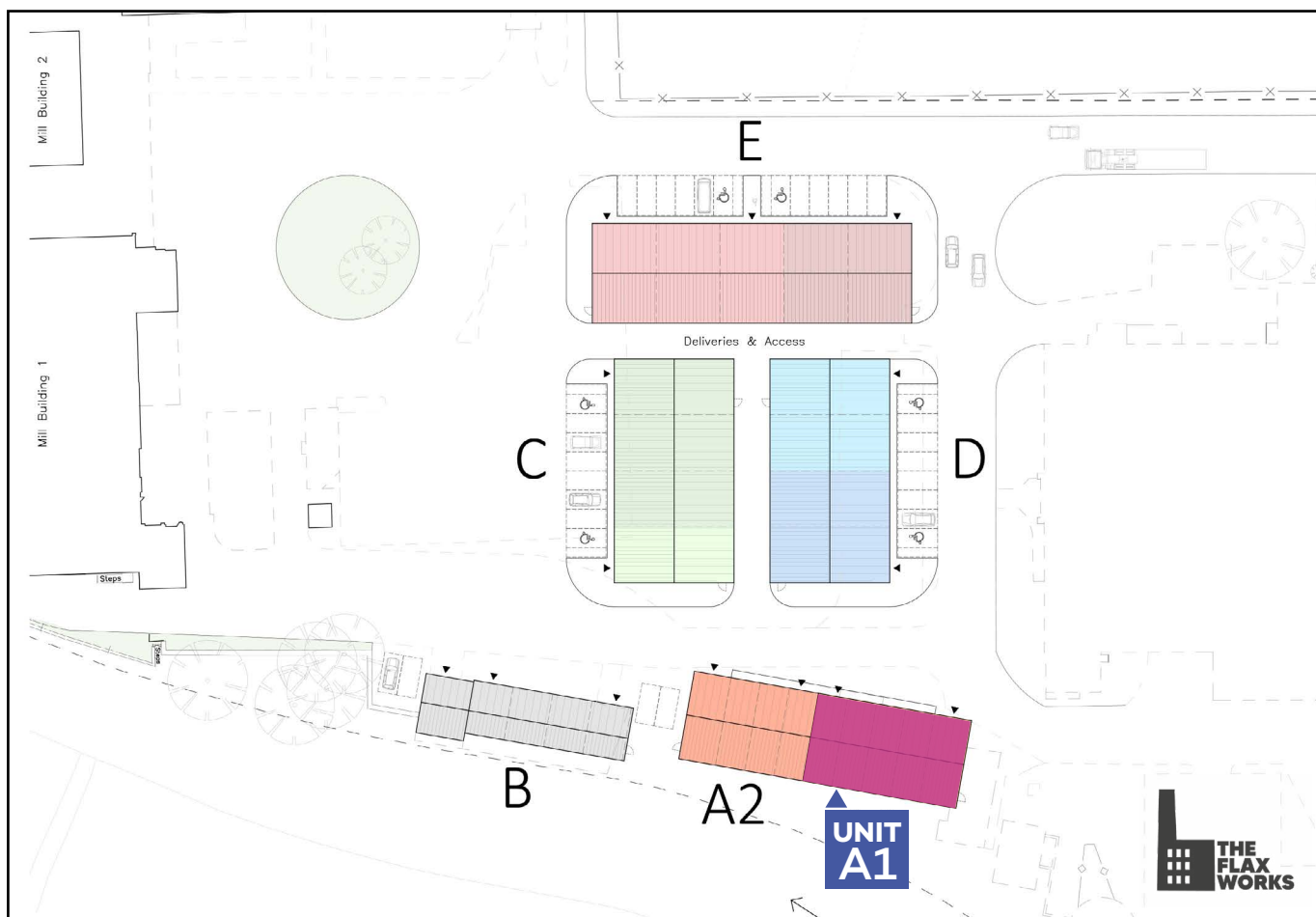
Mains electricity, water and drainage are connected to the unit.

LEASE

A term of 5 years with flexible break option considered on full repairing and insuring terms.

RENT

£17,500 pa, exclusive of Business Rates, Vat and all other outgoings.





RATEABLE VALUE

To be confirmed.

Interested parties should make their own enquiries of HMRC Business Rates.

EPC

E - 110. A copy of the EPC is available from the letting agent.

VAT

Vat is payable in addition to the rent.

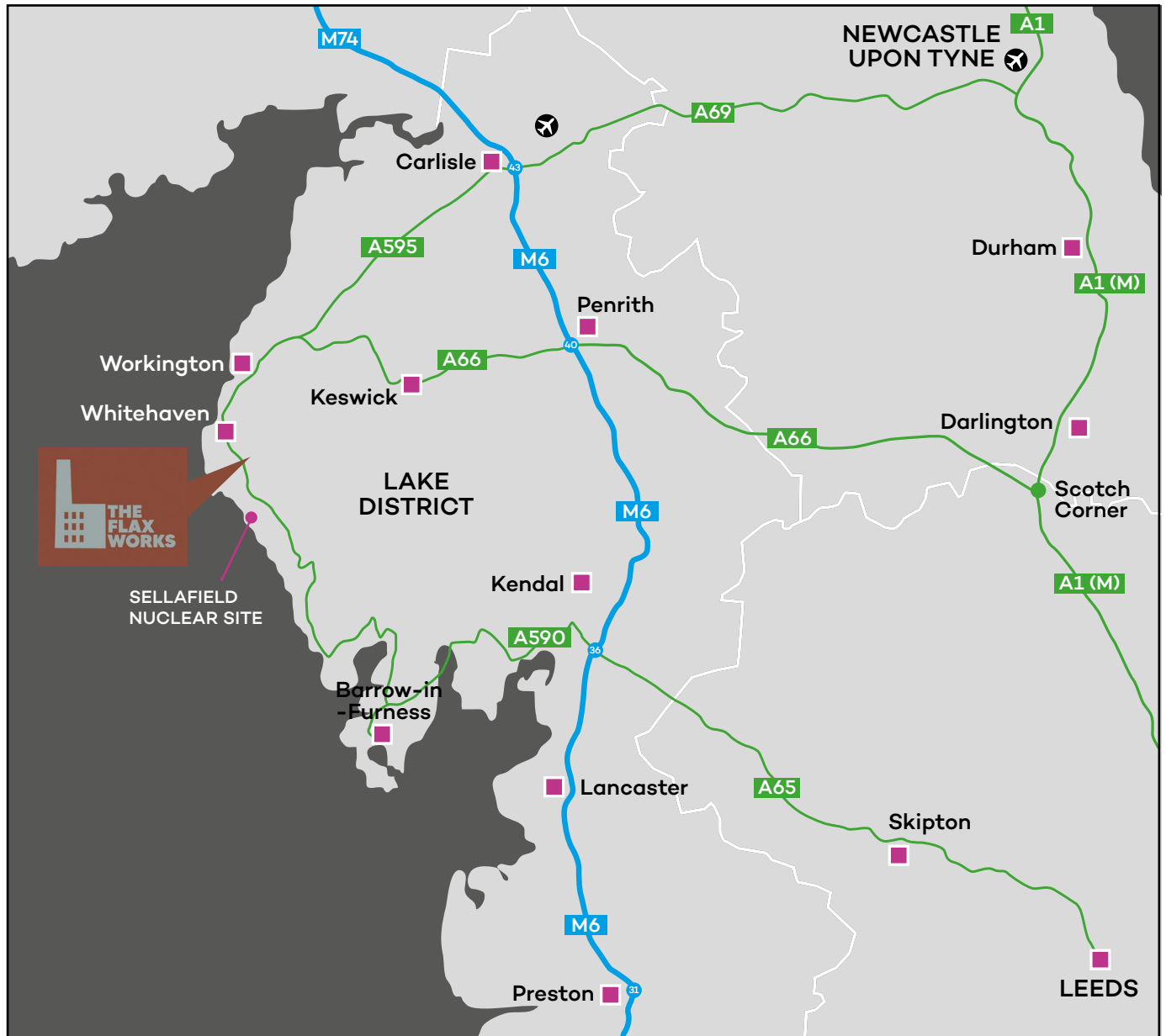
VIEWING

All enquiries to Walton Goodland at:

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Carlisle, CA1 2ST



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