



LARGE MODERN MID-TERRACE STORAGE/ WORKSHOP UNIT 1,379 SQ FT

Rent: £9,900 Per Annum

Unit 5B
Frizington Road Industrial
Estate
FRIZINGTON
Cumbria
CA26 3QY

- 100% BUSINESS RATES RELIEF FOR QUALIFYING OCCUPIERS
- SECURE SITE WITH PARKING
- GOOD ACCESS TO A595 & A66
- AVAILABLE IMMEDIATELY

Location

Frizington is a village in West Cumbria located approximately 4 miles west of Whitehaven and 8 miles north of the Sellafield nuclear reprocessing site. Frizington Road Industrial Estate is situated to the south of the village centre accessed from the A5086, a useful link road connecting the A66 at Cockermouth to the A595 at Egremont. The M6 motorway lies some 30 miles to the east at J40, Penrith is accessed via the A66.

Description

A mid-terraced light industrial unit of cavity brick and block work, built beneath a pitched profile steel sheet roof incorporating translucent roof sheets to provide natural day light. The unit comprises of an open plan accommodation with LED batten lights fixed to the steel portal frame throughout. The unit benefits from:

- Sectional up and over door
- Toilet facilities
- On site parking

Terms

Available immediately To Let on a new Full Repairing and Insuring Lease for a minimum term of 3 years or more at a rent of £9,900 per annum.

A service charge will be levied in respect of landlord's expenditure in repairing and maintaining the common parts of the estate. The current service charge is estimated to be approximately £1,025 p.a.

A rent deposit may be required, subject to tenant status

Accommodation

This property has been measured on a Gross Internal Area basis and extends to the following approximate areas:

	Sq Ft	Sq M
GIA	1,379	128.11
TOTAL	1,379	128.11

Services

Mains water, electricity (three-phase) and drainage are laid on. Interested parties should satisfy themselves as to the suitability of the services for their requirements.

Business Rates

The Valuation Office Agency website describes the property as Warehouse and premises with a 2026 List Rateable Value of £7,000. The Small Business Non-Domestic multiplier for the 2026/2027 rate year is 43.2p in the £.

Energy Performance Certificate

The property has an energy performance asset rating of E-114.

VAT

The property is registered for VAT, therefore VAT will be charged on rent and other outgoings.

Costs

Both parties will bear their own legal and professional costs involved in the transaction.



Viewings

Strictly by appointment with the sole agent, Carigiet Cowen, via prior arrangement. For further information, please contact:

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