

# WESTERN BANK BUSINESS PARK WIGTON

# TO LET



Industrial & Storage units from 760sqft to 6,022 sqft  
Highly competitive rentals  
Flexible leases and swift occupation  
Popular secure site





## LOCATION

Western Bank Industrial Estate is located at the western edge of the popular market town of Wigton adjacent to the A596 arterial route approximately 13 miles west of Carlisle City Centre.

Wigton is a popular agricultural centre and bustling market town ideally situated between the West Cumbrian industrial ports of Workington and Maryport and the M6/M74 motorway network at Carlisle.

## DESCRIPTION

The estate comprises single storey industrial units of brick and block construction with part profile steel sheet cladding and pitch profile roofs. Each unit benefits from roller shutter door access and integral toilet accommodation. Parking and loading is available to the front of the units.

## ACCOMODATION

The units vary in size from 764-6,022sq ft (71-599 sq m). An up to date letting schedule detailing availability can be produced on request.

## SERVICES

The units are connected to mains gas, electricity (3-phases), water and drainage and are heated via warm air gas blowers.

## LEASE

The units are offered to let on full repairing and insuring terms subject to an estate maintenance charge covering the external landscaping and common parts.

**See attached schedule for latest details of rents, areas and rateable values.**

## RENT

All rents exclusive of VAT, business and all other outgoings.

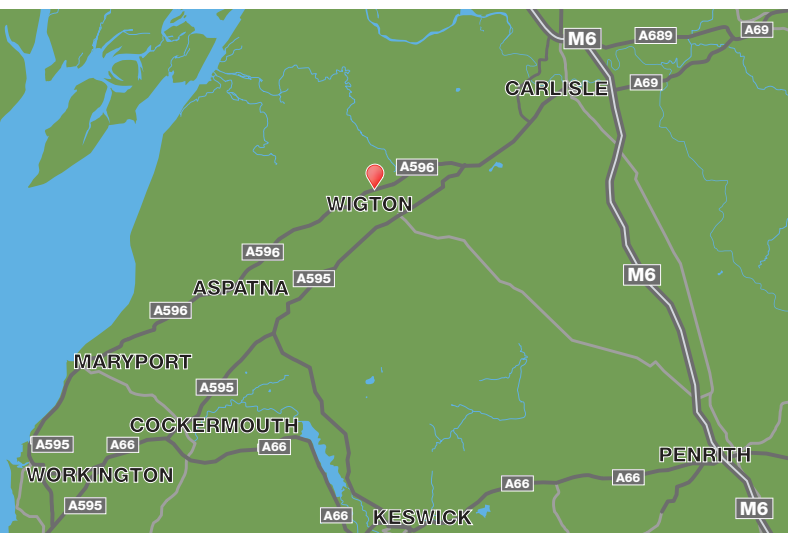
## VAT

VAT is applicable and is charged in addition to the rent.

## EPC

EPC's for other available units are available on request.

# WESTERN BANK BUSINESS PARK



LETTING AGENT



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