

7651/BB

# WIGTON

UNIT 5A  
MILLER BUSINESS PARK  
CA7 9BA

## TO LET



**\*\*\* 100% BUSINESS RATES RELIEF ATTAINABLE \*\*\***  
**\*\*\* DEDICATED CAR PARKING \*\*\***  
**\*\*\* MODERN LIGHT INDUSTRIAL UNIT \*\*\***  
**\*\*\* OPPOSITE HOWDENS JOINERY \*\*\***

**RENT: £8,500 Per Annum Exclusive**

### LOCATION

Wigton is a conveniently positioned Cumbrian Market Town, situated 10 miles south west of Carlisle, and approximately 22 miles north east of Workington.

Miller Business Park is located just south of Wigton town centre and in close proximity to the A596 trunk road. Wigton town centre provides a range of services including various shops, banks and supermarkets. Futamura Factory lies immediate opposite the entrance to Miller Business Park. Other operators on Miller Business Park include Howdens and Oak Exchange.

### DESCRIPTION

A modern, end of terraced, light industrial unit, made up of steel portal frame construction, with brick infill walls to a dado level, under a mono pitched roof.

The exterior has been covered with profile cladding sheeting and benefits from an electronic roller shutter door and personnel access door to the front. Internally, the property has been refurbished and provides an installed wc, sensor lighting, solid concrete floor and recently painted block walls. The accommodation lends itself towards a range of light industrial and workshop uses.

Shared car parking is provided by way of a shared forecourt to the properties.

### ACCOMMODATION

Gross Internal Area 1,133 sq ft  
External Shared Parking

Suitable for amalgamation with Units 5 and 6 adjacent, subject to requirement and terms.

### SERVICES

We understand mains water, drainage and electricity are connected to the property.

### RATEABLE VALUE

The Valuation Office Agency website describes the property as Store and premises with a 2023 List Rateable Value of £5,300. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

**\*\*\* 100% BUSINESS RATES RELIEF ATTAINABLE FOR QUALIFYING OCCUPIERS \*\*\***

### TERMS

Available **TO LET** on a new lease for a minimum term of 3 years at a rent of **£8,500 per annum exclusive**.

### ENERGY PERFORMANCE CERTIFICATE

We understand the property has an Energy Performance Asset Rating of D-88.

### COSTS

Each party will be responsible for their own legal costs incurred. Subject to covenant strength, a rental deposit may be required as part of the new letting transaction.

### VAT

We understand the property is elected for VAT and therefore VAT will be payable on the rent and other outgoings.

### VIEWINGS

Strictly by appointment with the joint agent, Carigiet Cowen. For further information please contact: -

Ben Blain Tel: 01228 635002

Email: [bblain@carigietcowen.co.uk](mailto:bblain@carigietcowen.co.uk)

Details prepared: November 2024

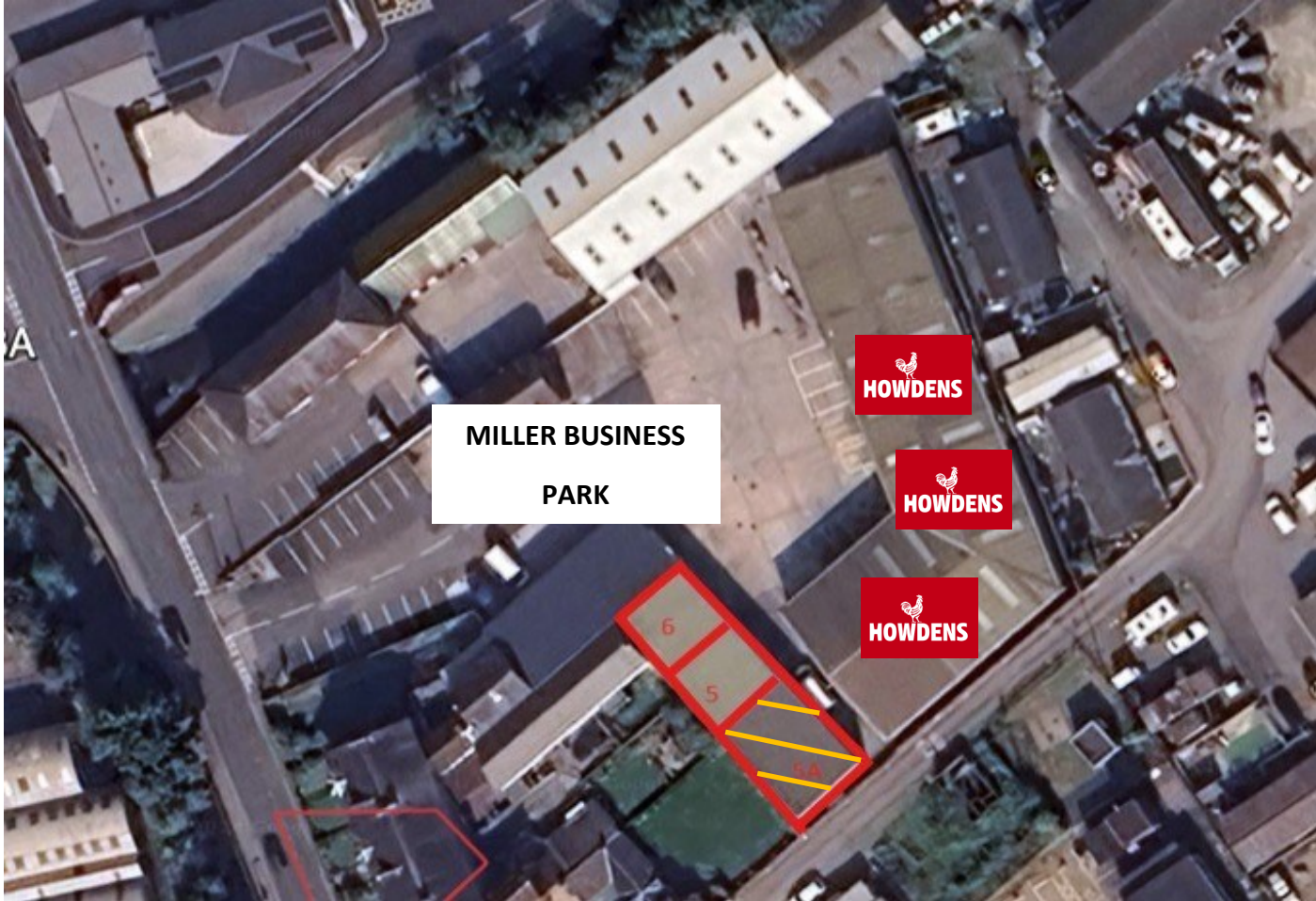
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