



TO LET

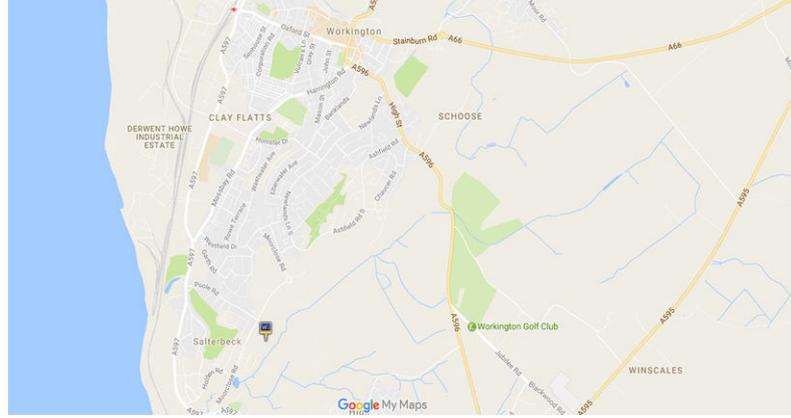
BLOCK 3, SALTERBECK INDUSTRIAL ESTATE

MOORCLOSE ROAD, WORKINGTON, CA14 5DS



- **Established Location**
- **Good Transport To Wider Region**
- **Range Of Nearby Amenities**
- **Ample Parking And Circulation Space**
- **Flexible Terms**
- **Minimum Eaves Height 3.65m**

INDUSTRIAL / WAREHOUSE UNITS
4,912-9,361 sq ft (456.34-870 sq m)



TRAVEL DISTANCE

| Location | Miles | Mins | Mode |
|--------------------------|-------|------|-------|
| Workington | 2.1 | 7 | Drive |
| Harrington Train Station | 0.8 | 15 | Walk |
| Cockermouth | 9.4 | 18 | Drive |
| J40, M6 | 38.6 | 52 | Drive |

Source: theAA.com

BLOCK 3, SALTERBECK INDUSTRIAL ESTATE

MOORCLOSE ROAD, WORKINGTON



DESCRIPTION

Block 3 Salterbeck Industrial Estate, totalling 33,274 sq ft comprising of 5 recently refurbished industrial space provides a range of unit sizes from 4,912 - 9,361 sq ft. The units have been finished to a high quality and form part of the larger established industrial estate. The units are split into two inward facing terraced blocks and to the front of each unit there is a roller shutter and personnel door access. A central service yard runs between the two blocks providing good parking and circulation space.

SPECIFICATION

- Electric roller shutter & personnel door access
- Central service yard
- Integral offices to units 3A and 3B
- Mains gas to the estate

EPC

The EPC ratings on the available units range from B27 - C54. Copies of the individual EPC's are available on request.

VIEWING / FURTHER INFO

For further details and current availability or to arrange a viewing please contact us on 01257 238666 or email northwest@whittlejones.co.uk

LOCATION

Salterbeck Industrial Estate is located to the south of Workington, a town and port at the mouth of the River Derwent on the west coast of Cumbria. Lying in the Borough of Allerdale, Workington is 32 miles southwest of Carlisle, 7 miles west of Cockermouth, and 5 miles southwest of Maryport. Workington is linked by the A596 road to Maryport which is directly accessible from the estate via Moorclose Road.

The estate offers good public transport with the Cumbrian Coast line providing rail connections from Workington railway station to Carlisle and Barrow-in-Furness with occasional through trains to Lancaster and Preston. The train station is less than 2 miles away. Salterbeck Industrial Estate also benefits from excellent nearby amenities with the town centre less than 10 minutes drive away and Asda Supermarket within an 8 minute walk.

TERMS

There are a range of flexible leasing options available. For more details please contact us,



Whittle Jones - Lynton House, Ackhurst Business Park, Foxhole Road, Chorley PR7 1NY

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