



TO LET

CLAY FLATTS INDUSTRIAL ESTATE

**BUDDLE ROAD/NEW YARD, WORKINGTON
CA14 3YD**



- **Established Trade And Retail Location**
- **Good Transport Links**
- **Range of Nearby Amenities**
- **Forecourt & Car Parking**
- **Double Glazed Shop Front To Selected Units**
- **Three Phase Electricity**

**WORKSHOP / INDUSTRIAL / TRADE
UNITS**

474-10,077SQ FT (44-936.18 sq m)



TRAVEL DISTANCE

Location	Miles	Mins	Mode
Workington Train Station	0.7	15	Walk
Workington Town Centre	1.2	5	Drive
Maryport	6.6	15	Drive
J40, M6	38.2	51	Drive

Source: theAA.com

CLAY FLATTS INDUSTRIAL ESTATE

BUDDLE ROAD/NEW YARD, WORKINGTON



DESCRIPTION

Clay Flatts comprises of terraced, detached and semi-detached industrial, trade counter and retail units, arranged across 13 blocks. The estate extends to over 100,000 sq ft and offers a range of unit sizes from 474 sq ft up to 10,077 sq ft

Externally the site benefits from perimeter fencing and sits within landscaped surroundings and each unit offers good parking and circulation space.

Estate Occupiers include; Topps Tiles, Howdens Joinery, Screwfix, The Plumb Centre & Greggs the Bakers.

SPECIFICATION

- Double glazed shop front to selected units
- Manually operated up and over loading doors
- Mains gas to the estate
- Three phase electricity

EPC

The EPC ratings on the available units range from A25 - D99. A copy of the individual EPC is available upon 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

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

LOCATION

Clay Flatts Industrial Estate is situated in Workington on New Yard and Buddle Road which are either side of the A597 Solway Road. This in turn leads to the A595 and A66 providing excellent access throughout Cumbria. The estate benefits from good transport links with the Port of Workington and the Railway Station close by. Workington Town Centre is approximately 1 mile away.

There are good nearby amenities with McDonalds restaurant, Eclipse Leisure Centre, Morrisons and Aldi supermarkets, B & Q and Halfords all within a 15 minute walk. The estate also has public transport links with the Cumbrian Coast Line providing rail connections from Workington railway station to Carlisle and Barrow-in-Furness, with occasional trains through to Lancaster and Preston.

TERMS

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



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