

# New Industrial Units For Sale/To Let

From 3031sqft (281sqm) to 9148sqft (849sqm)

- Rents from £2.75 per square foot
- Flexible lease terms with purchase options
- Rent free periods



## Derwent Mills commercial park

Cockermouth, Cumbria

Derwent Mills Commercial Park is a new development of 12 high quality industrial units situated in Cockermouth close to Britain's Energy Coast.

Joint Agents



An exciting new development by:



**PRIORITY SITES**

[www.derwentmills.co.uk](http://www.derwentmills.co.uk)

Britain's Energy Coast is a £2 billion package of regeneration projects that will establish the West Coast of Cumbria as a major national / international hub for low carbon and renewable energy generation.

West Cumbria already has major nuclear assets and internationally competitive expertise and skills in a range of related activities, including environmental remediation, engineering and decommissioning. Employment in Research and Development in the region is double the regional average.

## ACCOMMODATION

UNIT	TOTAL SQ FT	TOTAL SQ M
6	4574	425
7	4574	425
8	3136	291
9	4760	442
10	5137	477
11	5402	502
12	3930	365
13	3031	281
14	3171	294
15	4370	407
16	4388	407
17	4388	407

## ESTATE PLAN



## SPECIFICATION

The development consists of 12 new industrial units suitable for a variety of manufacturing and business use.

The specification includes:

- Integral office space with lighting and gas central heating boiler.
- W/C and kitchenette facilities.
- 6m eaves height to underside of haunch.
- 37.5 kN/m<sup>2</sup> floor loading capacity to production area.
- Electricity operated roller shutter loading doors & window shutters.
- Gated secure site access.
- Allocated car parking.
- Fire alarm.

## SUSTAINABILITY AND DESIGN

The units have an EPC (Energy Performance Certificate) B rating.

The units have also been designed to achieve a very good BREEAM (Building Research Establishment Environmental Assessment Method) rating.

## PLANNING

Planning permission has been obtained for B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution) use on Units 6-12. Units 13-17 have the benefit of B1 (Business) use.

## TERMS AND AVAILABILITY

The units are available for sale on a long leasehold basis or to rent on flexible terms.

## RENT & PRICES

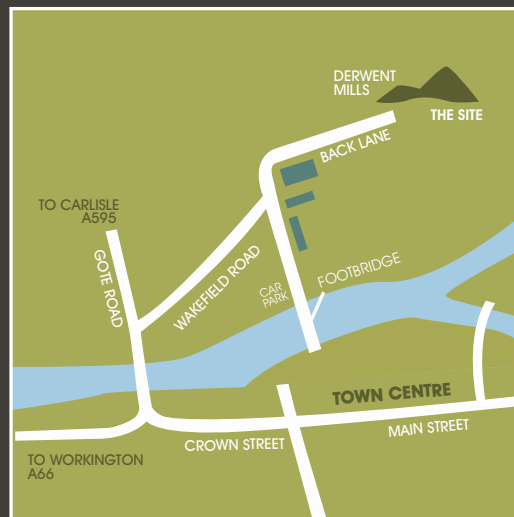
Available upon application.

## VAT

VAT will be charged at the appropriate rate.

## VIEWING

Viewing only by arrangement with the joint agents Smeatons and Carigiet Cowen.



SATELLITE NAVIGATION INFORMATION  
CAT3 OHT

- ✈️ 45 minutes
- 🚗 15 minutes
- 🚗 15 minutes
- 🚗 5 minutes
- 📍 15 minutes
- 🅇 15 minutes
- 🅇 On Site
- 🅇 5 minutes

Cockermouth is an attractive Lakeland market town which has direct access to J40 of the M6 at Penrith (30 Miles) via the A66. Carlisle and its airport are approximately 30 miles away via the A595, with the ports of Workington and Whitehaven 8 and 15 miles respectively to the west. The site is located close to Cockermouth Town Centre on the Derwent Mills Commercial Park on Back Lane, which is accessed via Wakefield Road off Gate Road.

A development by:



www.prioritysites.co.uk

In Partnership with



All enquiries to



www.carigietcowen.co.uk



www.smeatons-uk.com

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