

CorrieandCo

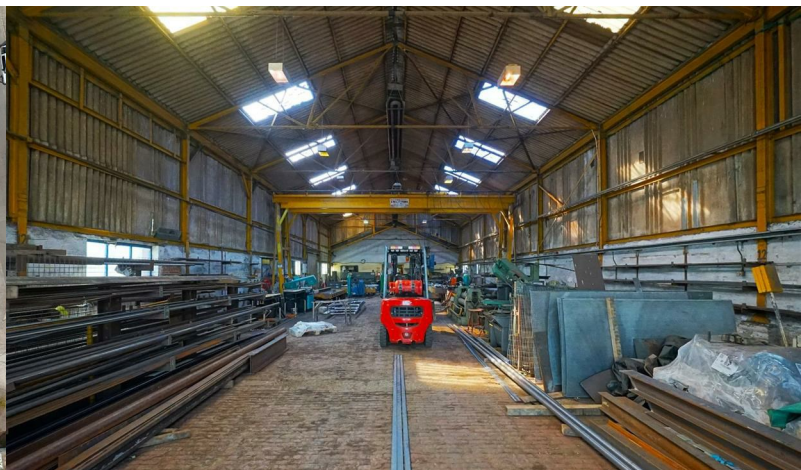
INDEPENDENT SALES & LETTING AGENTS



Scurrah Nassau Ltd Haverigg Industrial Estate

Haverigg, LA18 4NG

Plus Vat £180,000



31 Lapstone Road, Millom, Cumbria, LA18 4BT | 01229 355333 | info@corrieandco.co.uk

Scurrah Nassau Ltd Haverigg Industrial Estate

Haverigg, LA18 4NG
Plus Vat £180,000



A versatile industrial unit offering a well-balanced combination of office, workshop and ancillary accommodation. The property is particularly well suited to its current industrial/workshop use, whilst also offering flexibility for a variety of potential occupiers and purchasers.

The accommodation includes two offices, WC/cloakroom, store room and staff area, with a large separate workshop area providing excellent flexibility for business operations, storage or other commercial uses, subject to any necessary consents.

Externally, the property benefits from a good-sized forecourt, grassed area and good vehicular access via an established access road, providing practical access to the site.

An excellent opportunity for an owner-occupier or investor seeking a versatile commercial/industrial property with both office and workshop space.

The property is accessed via a timber entrance door leading into a central hall, providing access to a cloakroom/WC, store room, Office 1 and Office 2. An additional external door from the internal accommodation provides access to the staff area and workshop.

The workshop accommodation is a large area, providing flexible space for a range of industrial and storage uses.

Externally, the property benefits from a forecourt with a grassed area, together with good vehicular access via an established access road leading to the site.

Hall

extends to 17'1" (extends to 5.22)

Cloak/ Wc

Store Room

12'5" x 14'5" (3.8 x 4.4)

Office

19'0" x 15'8" (5.8 x 4.8)

Office Two

11'9" x 15'5" (3.6 x 4.70)

Staff Room

14'9" x 11'9" (4.5 x 3.6)

Workshop

62'4" x 37'8" (19 x 11.5)

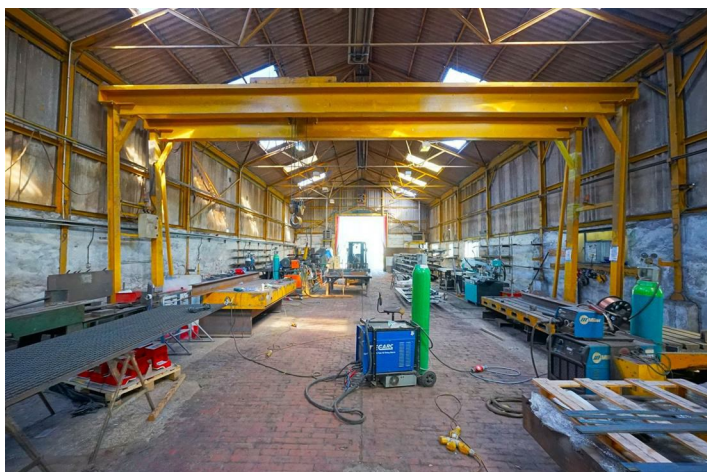
Workshop

121'4" x 39'4" (37 x 12)



- Factory Premises
- Large Workshop
- Road Access
- EPC G

- Freehold
- Office Space
- Parking



Road Map



Terrain Map



Floor Plan

We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

