

FOR SALE INDUSTRIAL PREMISES AND DEVELOPMENT LAND



CROSS CROFT INDUSTRIAL ESTATE APPLEBY IN WESTMORLAND CA16 6HX

- Situated on an established industrial estate.
- Comprises various industrial units and open/development land.
- Total site area 1.17 hectares (2.88 acres).
- Open/development land of 0.47 hectares (1.15 acres).
- Property held Freehold.

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LEEDS LONDON NEWCASTLE MANCHESTER TEESIDE

Chartered surveyors and property consultants

Note: For conditions under which particulars are issued see over

LOCATION

Situated on Cross Croft Industrial Estate which is adjacent to the A66 and immediately to the east of Appleby in Westmorland. The estate is located circa 13 miles to the north east of junction 38 of the M6, approximately 25 miles north of Kendal and 15 miles south west of Penrith.

DESCRIPTION

Title CU239032, edged green, comprises a site of 0.37 hectares (0.92 acres) with various industrial units. These units are as follows:-

Workshop and Office Unit: Comprises a steel portal frame industrial unit that is clad to full height with metal profile sheets. The whole is contained beneath a dual pitched metal profile roof. To the side of the unit are two 'lean - to' timber extensions.

Workshop Unit: This unit is situated to the rear of the property. It comprises a steel portal frame industrial unit that is clad to full height with metal profile sheets. Adjoining the unit is a single skin timber framed extension.

Also situated on the site are a number of smaller industrial units of various ages and condition.

Title CU51655, edged blue, comprises a site of 0.33 hectares (0.81 acres) with a large steel portal frame industrial unit. The unit is clad to full height with metal sheets and is contained beneath a dual pitched metal roof. Internally, the unit provides workshop accommodation. To the side of the unit is a 'lean-to' timber extension.

Title CU164611, edged red, comprises 0.47 hectares (1.15 acres) of open/ development land.

ACCOMMODATION

Description	Sq M	Sq Ft
Title CU51655		
Workshop		
Industrial Accommodation (Timber Extension)	972.95 (179.95)	10,473 (1,937)
Title CU239032		
Workshop and Office Unit		
Industrial Accommodation	833.60	8,972
Office Accommodation (Timber Extensions)	166.80 (216.10)	1,795 (2,326)
Workshop Unit		
Industrial Accommodation (Timber Extension)	318.40 (89.70)	3,426 (965)

Misrepresentation Act 1967:

Sanderson Weatherall for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:-

1 These particulars do not constitute any part of an offer or contract.

2 None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact.

3 Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

4 The vendor(s) or lessor(s) do not make or give and neither Sanderson Weatherall Limited nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property.

5 None of the buildings services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe working order.

Finance Act 1999:

Unless otherwise stated all prices and rents are quoted exclusive of V.A.T.

Property Misdescriptions Act 1991

Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Sanderson Weatherall Limited

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TENURE

Comprises three Freehold titles.

GUIDE PRICE

Offers are sought in the region of £450,000.

GENERAL

The information contained herein has been obtained from oral enquiries of the relevant authorities and from the vendors records where applicable. We, therefore, advise that interested parties verify the accuracy of this information by contacting the respective authorities and by taking legal and other advice.

VAT

All quoted shall, in all cases, be deemed to be exclusive of VAT, and VAT will be added where applicable. Similarly, unless otherwise stated, any other offer made will be deemed to be exclusive of VAT.

FURTHER INFORMATION

Interested parties should contact either Tim Jones or Frank Taylor of Sanderson Weatherall:

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E-Mail: tim.jones@sandersonweatherall.com

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Alternatively please contact Simon Adams of Peill & Co on:

Tel:- 0845 450 4444

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**SUBJECT TO CONTRACT
PLANS NOT TO SCALE**

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