



**TO  
LET**

# Commercial Unit

Wakefield Road, Cockermouth

NEW HIGH QUALITY, MODERN, QUASI-COMMERCIAL  
WORKSPACE UNIT OF 2,758 SQ FT (256M2)

**WG**

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# Development of new modern commercial workspace business unit

## KEY HIGHLIGHTS

- New standalone modern commercial business unit
- High quality design enabling multiple use options
- Dedicated onsite parking for upto 8nr vehicles
- Good visible roadside location at entrance to Wakefield Road industrial estate
- Easy access to A66 and A595 linking to the West Cumbria Energy Coast and Lake District National Park
- Ready for occupation: Summer 2024
- To be provided to shell finish ready for any internal tenant fit out and fully landscaped
- Planning permission approved for Use Class E ( e); (f); (g) (ii)(iii)
- Would suit anything from light industrial to hybrid working and alternative commercial such as medical/health services, creche, nursery, research and development



## LOCATION

The property is located at the entrance to the main industrial zone within the town, to the north of the River Derwent fronting Wakefield Road in Cockermouth.

Cockermouth is an attractive, highly desirable and affluent market town located on the edge of the Lake District National Park, being strategically positioned close to the major catchment and employment areas of Workington, Lillyhall, Whitehaven, Maryport and Keswick. Demographically this also enables the town to serve a wide rural population base across the northern Lake District.

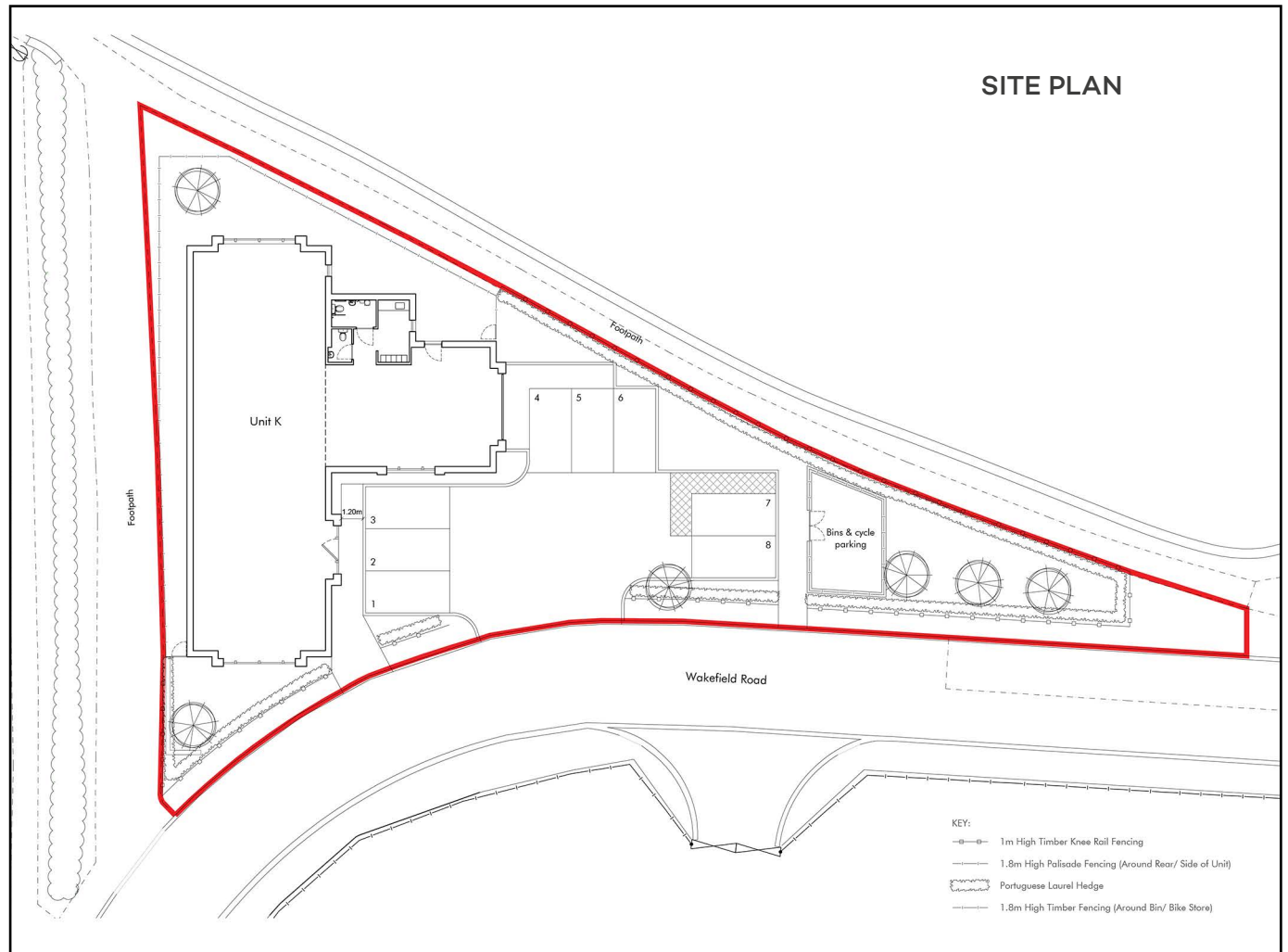
## DESCRIPTION

A new single storey light industrial hybrid workspace unit to be constructed to a shell finish from modern materials comprising grey facing brickwork with render bands and uPVC windows and doors in anthracite grey being flexibly designed to offer multiple user options in accordance with the approved planning consent.

Internally, the unit will benefit from open span space being arranged in a T-shape with electric roller shutter door access, welfare facilities and a kitchenette. There will be a large feature floor to ceiling length window across the southern elevation facing the approach from Wakefield Road.

Externally there will be upto 8nr car parking spaces and circulation area located centrally being fully landscaped with bin storage and secure cycle parking.

A public car park located within 60m of the property provides substantial additional parking if required. Cockermouth town centre is accessible on foot via the Memorial Gardens and Miller's Bridge.



Side Elevation



Rear Elevation

## ACCOMMODATION

The unit will comprise the following area:

### Ground Floor

Gross Internal Area: 2,758 sq ft (256 m<sup>2</sup>)

The unit area is taken from CAD measurements off plan. Interested parties should be aware that there maybe some slight variation following construction of the building.

## RATEABLE VALUE

The unit will be assessed for Business Rates on completion.

If this is your only commercial premises then certain occupiers may qualify for paying £nil Business Rates if the RV is below £12,000 and it is their only commercial property, subject to status.

We recommend that potential occupiers contact Cumberland Council and/or the Valuation Office Agency at [www.voa.gov.uk](http://www.voa.gov.uk) to discuss any queries.

## SERVICES

All unit will benefit from connection to mains electricity (3-phase), drainage and water.

## PLANNING

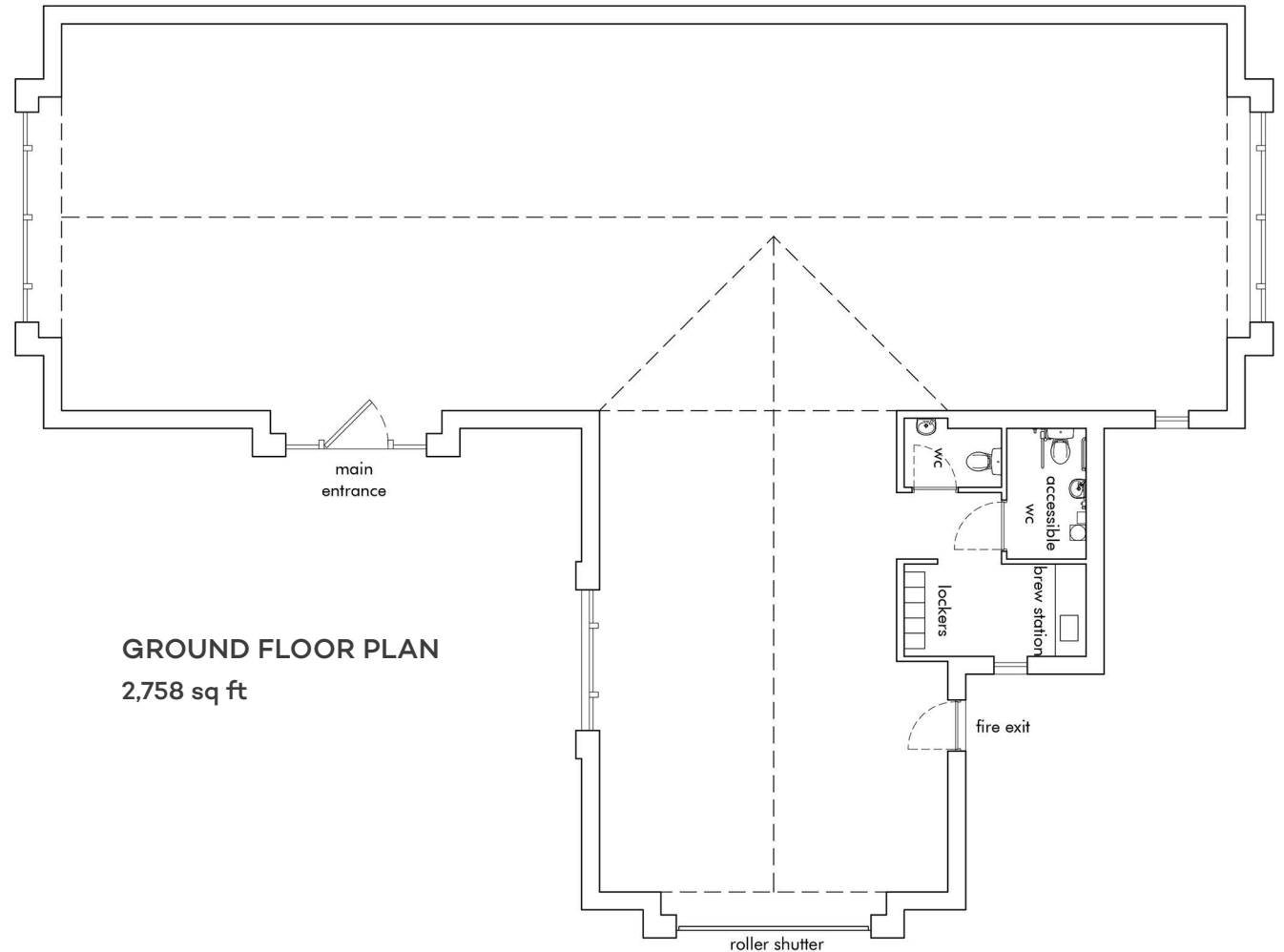
Full planning permission (Ref : FUL/2023/0023) was granted by Cumberland Council on 14 June 2023. Details of which can be viewed using the planning search tool on the Council's website. Alternatively please contact Walton Goodland.

## LEASE

The property is offered to let on a new full repairing and insuring lease for a term of years to be agreed.



Entrance Elevation



## RENT

This is a brand new build unit. Subject to agreement with the Landlord, interested parties may have the opportunity to tailor the finish to suit their individual requirements. Note - this will attract additional rent.

An ingoing rent of **£25,000** per annum exclusive of VAT, Business Rates and all other outgoings.

## EPC

The unit will be finished in accordance with current Building Regulations to a high standard of energy efficiency. Formal energy performance certification will be undertaken on completion and a full EPC made available via Walton Goodland.

## VAT

VAT is payable in addition to the rent.

## VIEWING

The unit is under construction. The site can be viewed from the street. Architect's drawings are available and can be supplied electronically upon request. These are also available via our website. The unit is available to let off plan.

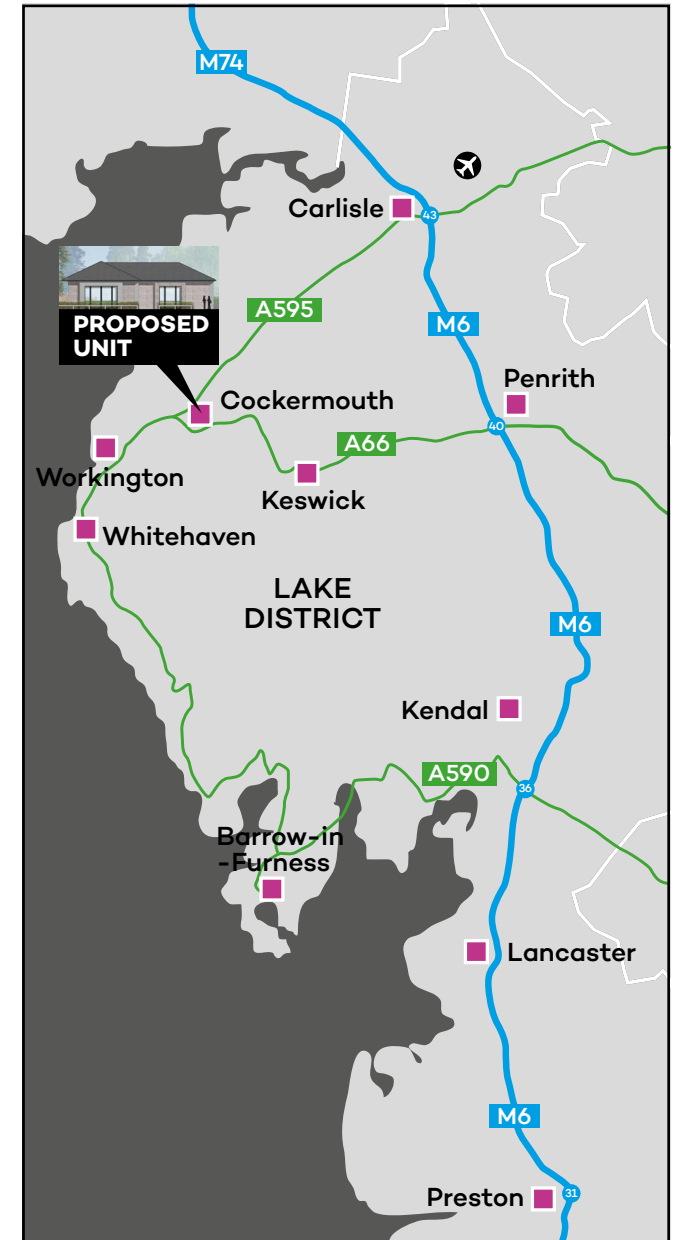
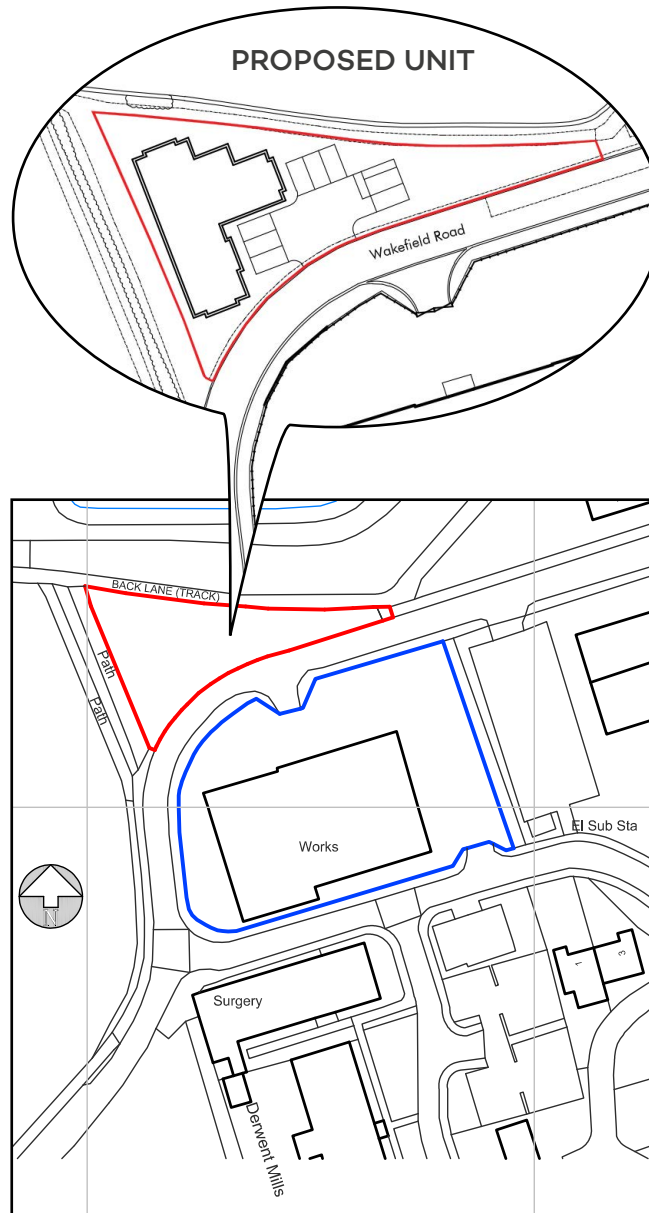
Interested parties are requested to contact Walton Goodland to discuss their specific requirements.

## CONTACT

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