



For illustrative purposes only. The final design and specification may differ from what is shown in the computer generated images.

**TO
LET**

Light Industrial Workshop Units

Lakes Road, Derwent Howe, Workington

MODERN, INDUSTRIAL BUSINESS WORKSPACE & STORAGE
UNITS FROM 649 SQ FT (60 M2) – 1,292 SQ FT (120 M2)

WG

WALTON GOODLAND

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New development of small industrial estate in Workington



KEY HIGHLIGHTS

- Comprises 7nr modern workshop units
- High quality design finish with parking and loading in front of units
- Ideal opportunity for trades, storage, small workshop use
- Units can be combined to form larger spaces where practical
- Flexible 3-year tenancy agreements with tenants responsible for internal repair and outgoing
- Landlord responsible for exterior and structure
- Potential for no (£0) Business Rates*
- Principal industrial location in West Cumbria
- Ready for occupation April 2024 with off plan lettings now available
- Units to include disabled toilet/welfare facilities as standard
- Opportunity for tenants to install mezzanine level to create additional space
- Planning permission approved for Use Class B2 (general industrial) with permitted development changes to light industrial and B8 (storage and distribution) with approval

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WALTON GOODLAND

LOCATION

The property is located on Lakes Road in the Derwent Howe area of Workington comprising the main industrial zone within the town. Clay Flatts/Derwent Howe is populated with a mix of local, regional and national businesses including trade counter, manufacturing and general industrial trades along with storage/distribution and sales.

Workington is the go to industrial location in the West of Cumbria being 35 miles southwest of Carlisle, 10 miles north of Whitehaven and 18 miles from the Sellafield nuclear site. The town is the administrative capital of the borough and is also within close proximity to Cockermouth and the Lake District National Park.

DESCRIPTION

A new development of attached single storey light industrial business/workspace units within a secure compound constructed from modern materials comprising uPVC windows and up-and-over roller shutter doors.

Internally, the units will benefit from open span space with a toilet/welfare facility. Loading, parking and circulation space is available to the front of each unit.

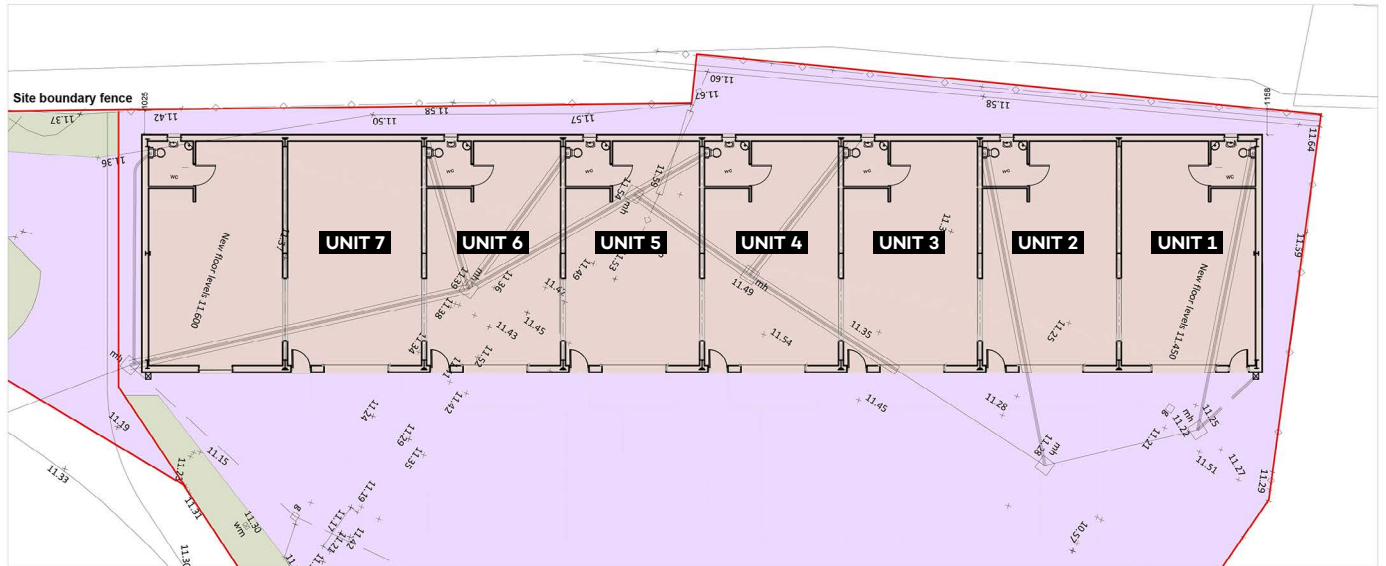
ACCOMMODATION & RENT

The units will comprise the following areas and rents.

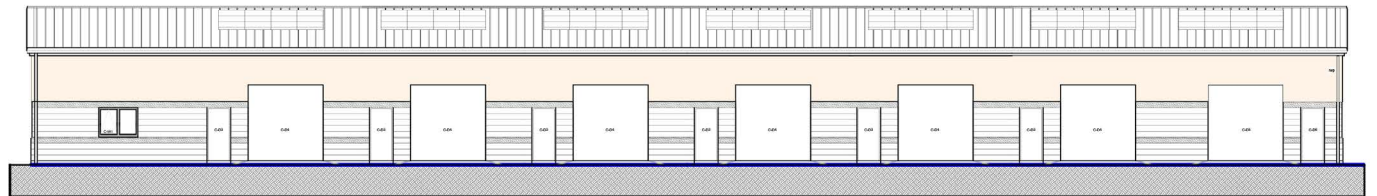
Ground Floor

UNIT 1:	649 sq ft	60 m ²	£9,000 per annum
UNIT 2:	649 sq ft	60 m ²	£9,000 per annum
UNIT 3:	649 sq ft	60 m ²	£9,000 per annum
UNIT 4:	649 sq ft	60 m ²	£9,000 per annum
UNIT 5:	649 sq ft	60 m ²	£9,000 per annum
UNIT 6:	649 sq ft	60 m ²	£9,000 per annum
UNIT 7:	1,292 sq ft	120 m ²	£14,000 per annum

Note - the unit areas have been taken from CAD measurements off plan. Interested parties should be aware that there may be some slight variation following construction of the estate.



Front Elevation



Where multiple units are taken by the same tenant/occupier then ingoing incentives may be available subject to negotiation.

£ RATEABLE VALUE

The units will be assessed for Business Rates on completion.

*If this is your only commercial premises then occupiers may qualify for paying £nil Business Rates where 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 to discuss any queries.

⚡ SERVICES

All units will benefit from connection to mains electricity (3-phase), drainage and water. Each unit will be individually metered and the tenant will be responsible for payment of all utility bills direct with the service supplier.

📄 PLANNING

Full planning permission (Ref : FUL/2021/0277) was granted by Allerdale Borough Council on 13 December 2021 for B2 (general industrial use) with permitted development to light industrial, research and development and storage and distribution, subject to any necessary consents. Details can be viewed using the planning search tool on the Council's website (Note – now Cumberland Council). Alternatively please contact Walton Goodland.



NEW UNITS LAYOUT



TENANCY AGREEMENTS

The units are offered to let on flexible new internal repairing and insuring agreements based on a standard 3-year term or multiples of.

The tenant will be responsible for internal repair, maintenance and decoration. The landlord will look after the exterior and common parts and will also insure the property. The insurance premium will be recovered from the tenant.

RENT

The rents quoted include all estate/service charges and cover external, repair, maintenance and decoration of the units and common landscaped parts (excluding repair of doors and windows). The tenant pays Business Rates, Vat and all other outgoings.

ENERGY PERFORMANCE CERTIFICATES

The units 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

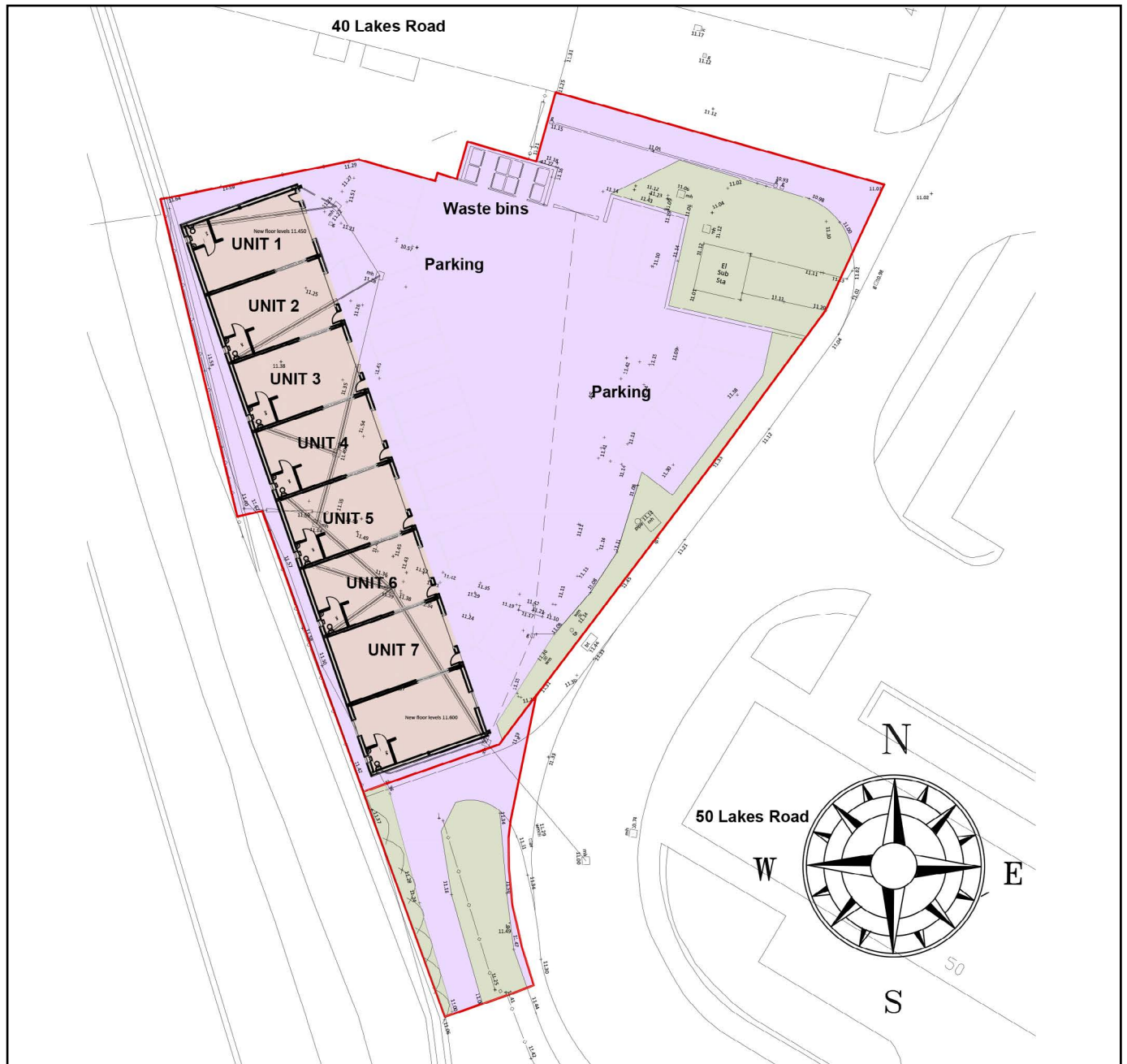
The units are under construction. The site can be viewed from the roadside. Architect's drawings are available and can be supplied electronically upon request. These are also available via our website and Cumberland Council. The units are available to let off plan.

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

CONTACT

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Walton Goodland act as agents for the Vendors of this property. No person in their employment has any authority to make any representations of warranty whatsoever in relation to this property. All information and measurement in these details are given in good faith, are approximate and whilst every effort has been made to ensure accuracy this cannot be guaranteed. These details do not form part of any contract. All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.