

TO LET Modern Commercial Units from 1,335 sq m (14,370 sq ft) up to 5,340 sq m (57,478 sq ft)

Dunmail Park West, Workington, Cumbria, CA14 1NH

Edwin
Thompson



- Commercial Development Opportunities suitable for a Variety of Uses
- Occupying a Strategic Location on the main A596, near to Workington Town Centre
- Opposite Dunmail Park Shopping Centre

Ref D1157

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LOCATION

The properties are well located fronting the main A596 arterial road, approximately 1.5 miles (2.41 km) north of Workington town centre, West Cumbria, in the North West of England. West Cumbria's rich heritage in the energy and nuclear sector continue to provide significant and exciting opportunities throughout the region.

Workington is a town and Port on the west coast of Cumbria, located at the mouth of the River Derwent within the Borough of Allerdale with a population of approximately 25,000. Carlisle is around 32 miles (51.49 km) to the north east, Cockermouth 7 miles (11.26 km) to the east, Maryport 5 miles (8.04 km) to the north east and Whitehaven around 6 miles (9.65 km) to the south.

Dunmail Park Shopping Centre, located opposite, has the benefit and draw of the west coast's multiplex cinema and Asda, the largest nearby superstore, together with other local, regional and national retailers including Subway, Costa Coffee and Dixons. The Shopping Centre is reported to receive more than 2.6 million visitors per year and both sites have the benefit of significant passing traffic calculated at around 14,000 vehicles per day.

DESCRIPTION

The subject units comprise a range of commercial units suitable for a number of uses, forming part of Dunmail Park West.

The existing units each provide extensive accommodation from 1,335 sq m (14,370 sq ft) up to a maximum combined floor area of 5,340 sq m (57,478 sq ft) and currently provide offices across the front ground floor portion with mezzanine accommodation above and open span warehousing to the rear.

The units are of steel portal frame construction with profile clad elevations underneath an insulated profile clad roof incorporating translucent roof-lights. Internally, they feature solid concrete floors, part block/profile clad walls, sodium down-lighting, roller shutter vehicle doors and internal male and female WCs. Unit 2 benefits from 3 phase electricity and four gas fired hot air blowers to the ground floor warehouse.

The offices provide; reception area, open plan offices, plaster painted walls, suspended ceilings with fluorescent lighting, UPVC double glazing, gas fired central heating and separate male, female and disabled WC's.

Externally, there is significant external car parking to the front and rear of each unit.

PLANNING

It is understood that the buildings could be used for a variety of purposes, including Unit 1 being occupied under Class E and recently traded as a trampoline centre and temporary gym.

We are advised that the current planning consent for the land still falls under the Enterprise Zone Designation and under which the buildings were originally constructed. Any use is therefore permitted with the exception of those which are specifically excluded, which we understand is retail use above a quantum level of 5,000 sq ft for which planning consent would be required.

For specific planning advice, please contact Allerdale Borough Council t: 0303 123 1702.

ACCOMMODATION

The existing properties provide the following gross internal area measurements:

Unit 1

Ground Floor	1,163m ²	(12,519 sq ft)
First Floor	172m ²	(1,851 sq ft)
Overall	1,335m ²	(14,370 sq ft)

Unit 2

Ground Floor	1,640m ²	(17,652 sq ft)
First Floor	259m ²	(2,788 sq ft)
Overall	1,899m ²	(20,440 sq ft)

Unit 3

Ground Floor	1,848m ²	(19,891 sq ft)
First Floor	258m ²	(2,777 sq ft)
Overall	2,106m ²	(22,668 sq ft)

RATEABLE VALUE

The existing properties have the following Rateable Values:

Unit 1 - £29,750 and is described as Gymnasium & Premises
Unit 2 - £40,000 and is described as Factory & Premises
Unit 3 - £55,500 and is described as Factory & Premises

Prospective tenants should check the exact rates payable with Allerdale Borough Council – Tel: 0303 123 1702.

ENERGY PERFORMANCE CERTIFICATE

Unit 1 has an Energy Performance Asset Rating of B36 and Unit 2 has an Energy Performance Asset Rating of B38.

Copies of the Energy Performance Certificates are available upon request.

LEASE TERMS

The properties are available on new Full Repairing & Insuring leases on rentals to be agreed.

The landlord is willing to discuss bespoke refurbishments and will also consider splitting existing units subject to terms. Rental levels will be determined by tenant use and requirement. Further details are available upon request.

VAT

All figures quoted are exclusive of VAT where applicable.

LEGAL COSTS

Each party to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT thereon.

VIEWING

Viewing of the property is strictly by appointment only through Edwin Thompson. For further information contact:

Ruth Richardson – r.richardson@edwin-thompson.co.uk

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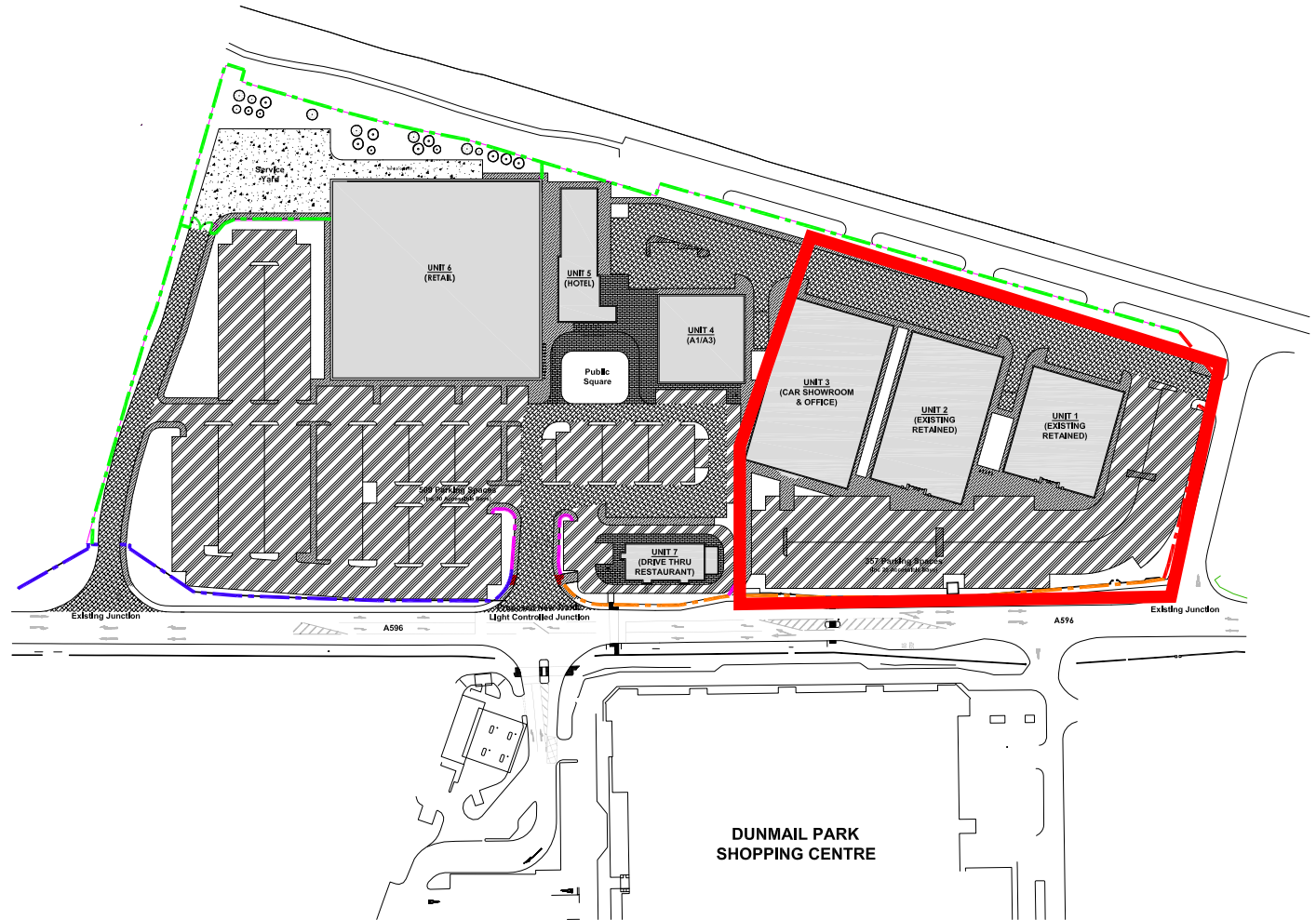
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