



For Sale

Unit 4, Adams Road,
Derwent Howe
Industrial Estate,
Workington,
Cumbria, CA14 3YS

5,725 Sq Ft | 531.85 Sq M

Offers over £200,000 for the Long
Leasehold

- Rare opportunity
- Well established trading estate
- Roller shutter access
- Offers over £200,000



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Description

A rare opportunity to purchase a long leasehold industrial unit on the well established Derwent Howe Trading Estate in Workington. The property is Unit 4 Adams Road, and is situated within a terrace of similar units. The block is constructed with a steel portal frame and brick outer skin with block inner skin to half height, with corrugated metal cladding above, under a low angle pitched roof of similar corrugated metal with roof lights. The property has the added benefit of solar panelling to the roof. Internally the space has been split down the middle with a full height block partition and also offers a mezzanine level. The property includes a small area to the front extending to 36.30 sqm (0.01 acres) for parking and a further two spaces to the front of the common yard extending in total to 52.37 sqm (0.013 acres). Unit 4 is one of five in the block and has a metal roller shutter deliveries door to the left-hand side facing south, a pedestrian front door and a small double window to the ground floor WC.

Location

The property is located in the Derwent Howe Industrial Estate, Adams Road Workington, Cumbria CA14 3YS. Adams road is accessed off lakes Road which runs north south to the west of the subject property. Lakes Road joins Derwent Drive/Bessemer Way (a local distributor road) at the new KFC restaurant, which joins the A597, that runs through the main local trade counter estate through to the A595 at Lillyhall. The Derwent Howe is around 2.4 km (1.5 miles) from Workington town centre and 1.7 km (1 Mile) from Workington Railway Station. The subject property is located at the northern end of Adams Road on the right-hand side in a block of similar units.

Accommodation

Area	SO FT	SO M
East Side	1,641	152.45
West Side	1,696	157.56
East Side First	747	69.4
Mezzanine Office	747	69.4
Total	5,725	531.85

Services

We understand the property is connected with mains water, three phase electricity, water and gas.

EPC

Energy Performance Asset Rating: D85

Terms

The property is available to purchase long leasehold (from 8 April 2004 for 500 years (482 unexpired)) at offers over £200,000.00

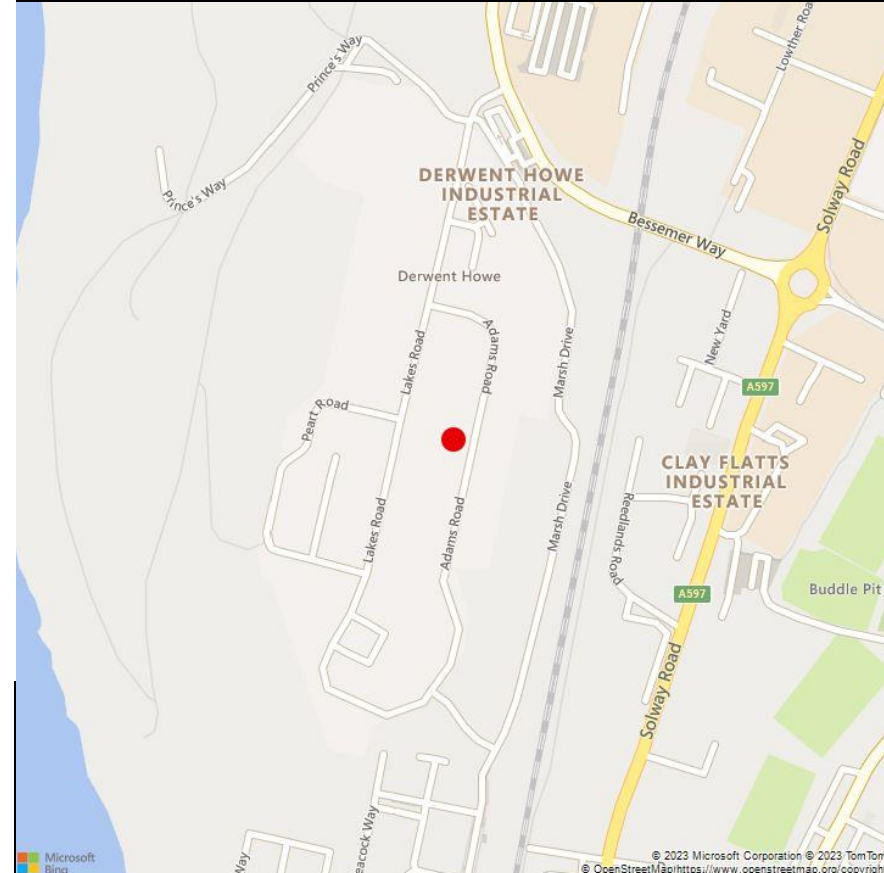
Money Laundering

In order to comply with 2017 Anti-money Laundering Regulations we are required to verify the identity of any proposed ingoing tenants or purchasers.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT – There is no VAT on the property



Contact agent

Caroline Hayton

caroline.hayton@dmhall.co.uk



IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property.
2. Plans are not to scale, are for guidance only and do not form part of any contract.
3. Services and any appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the vendor or DM Hall.
5. Measurements are approximate and must not be relied upon. Maximum approximate room sizes are generally given, to the nearest 0.1 metre. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metre. For convenience, an approximate imperial equivalent is also given.
6. Only those items referred to in the text of the particulars are included.
7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.

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Carlisle Office

Warwick Mill Business Centre, Warwick Mill, Carlisle, Cumbria, CA4 8RR



Kendal Office

91/93 Stricklandgate, Kendal, LA9 4RA

