



- Available immediately
- No deposit
- Break clause available
- 24 hour access
- Secured car parking
- Self-contained

**TO LET**

## **NEWLY REFURBISHED INDUSTRIAL UNITS**

Bessemer Court, Derwent Howe Industrial Estate, Adams Road, Workington,  
CA14 3YS

## LOCATION

Workington is one of the main industrial and commercial centres in West Cumbria being located approximately 35 miles southwest of Carlisle and 40 miles west of Junction 40, M6 Motorway at Penrith.

The property is situated on Bessemer Court, Derwent Howe Industrial Estate, Adams Road, which is approximately 1 mile distance from Workington Town Centre.

Access to the property is via A597, the principal estate roadway. Penrith and the M6 Junction can be reached via the A594 and A66, providing good access to the M6 Motorway.

The estate has good transport links with the Port of Workington and the Workington Railway being located within 5 minutes' drive.

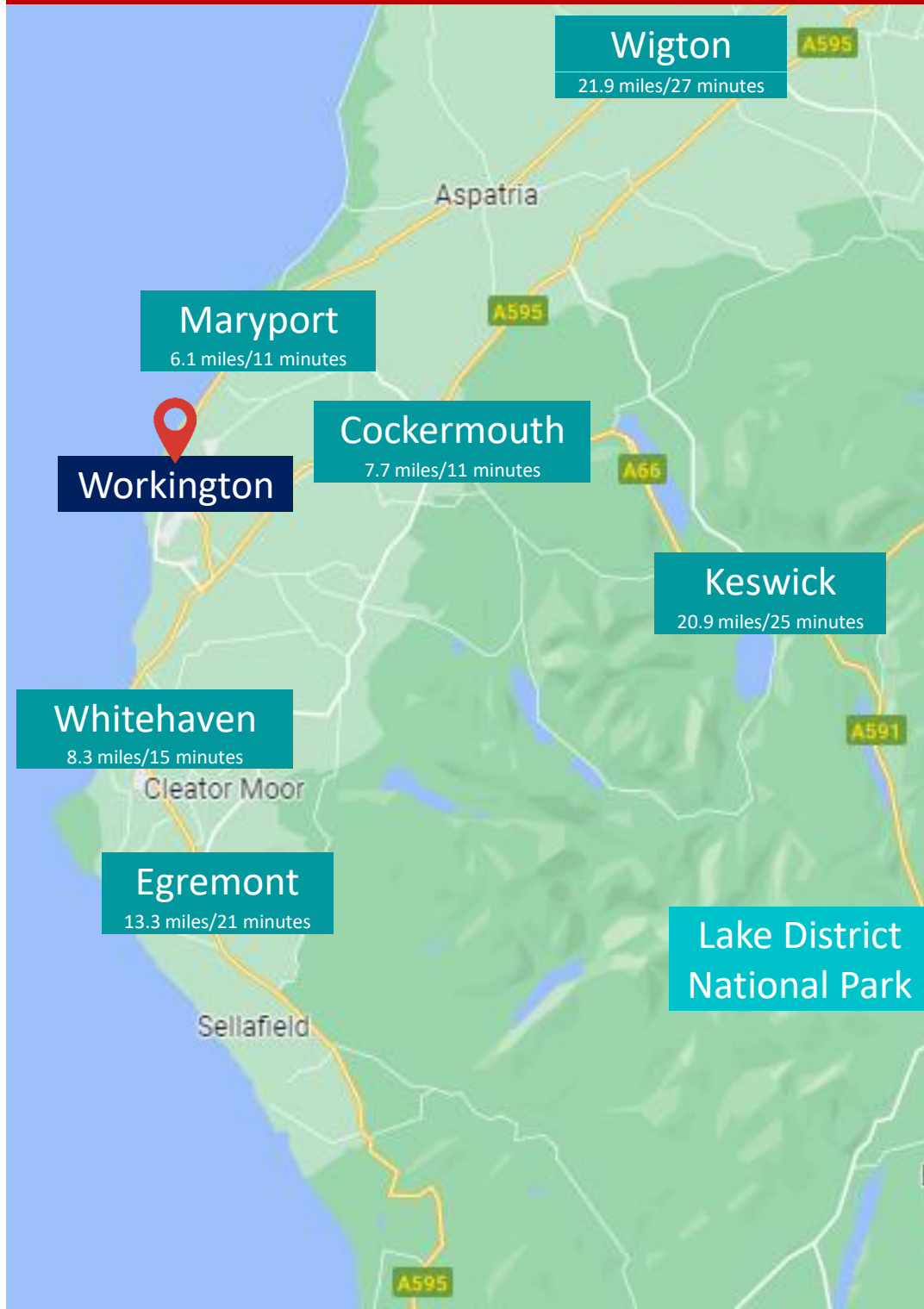
Nearby occupiers include, B&Q, Halfords, Curry's, as well as a range of restaurants and retail facilities such as McDonald's, Morrisons and Aldi Supermarkets.

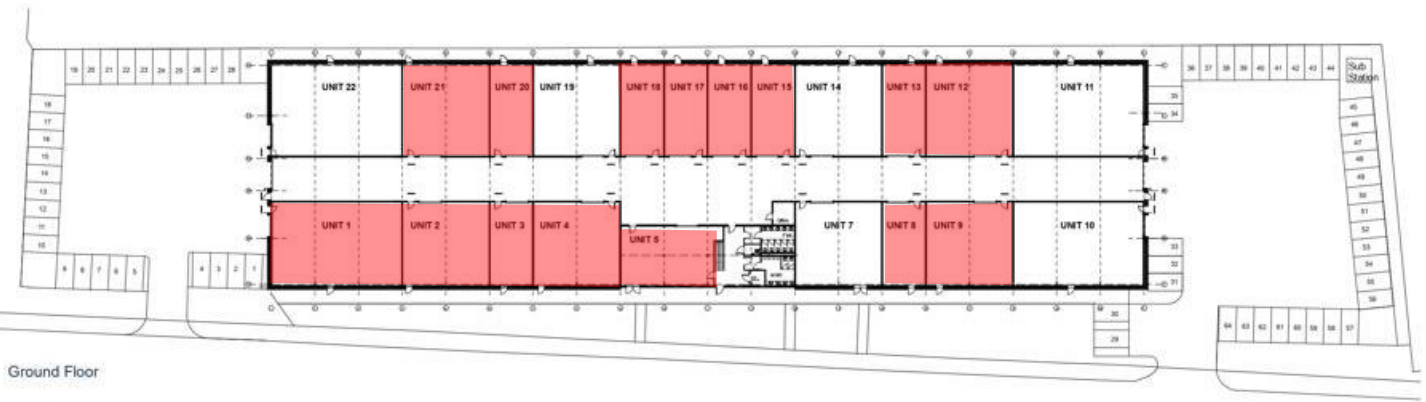
## DESCRIPTION

The property comprises 22 newly refurbished industrial units within the larger estate ranging in size from 729 to 2587 sq. ft.

The industrial units benefit from clear eaves height, roller shutter loading doors, roof lights, and dedicated pedestrian access. The available units are suitable for light industrial, general industry and storage/distribution uses falling within Class B1, B2 and B8.

## Commute times as per Google Maps 2022





## SPECIFICATION

- Newly refurbished units
- Self-contained
- Electric roller shutters
- Secured car parking
- 24 hour access
- Ground level access doors
- Roof lights
- Break clause available
- No deposit
- Available immediately
- Offices available on request

## TERMS

The units are available to let by way of a new FRI lease upon a term to be agreed.

## RENT

£105 – £330 per week plus VAT. (Subject to contract)

## SERVICE CHARGE

Service charge of approximately £0.53 per sq. ft will be levied to cover the costs of maintenance, repair and upkeep of the shared common internal and external areas of the estate.

## VAT

VAT will be charged on all costs.

## ACCOMODATION

The approximate gross internal floor areas (GIA) are as follows: -

Unit	Size (Sq. ft.)	Size (Sq. m.)	Availability
1	2287	212.4	LET
2	1484	137.8	LET
3	731	67.9	LET
4	1485	137.9	LET
5	1199	111.3	LET
7	1438	133.5	Under offer
8	729	67.7	LET
9	1486	138.0	LET
10	2297	213.3	Available
11	2587	240.3	Available
12	1572	146.0	LET
13	822	76.3	LET
14	1676	155.7	Under offer
15	823	76.4	LET
16	821	76.2	LET
17	824	76.5	LET
18	824	76.5	LET
19	1391	129.2	Available
20	813	75.5	LET
21	1674	155.5	LET
22	2582	239.8	Available
<b>TOTAL</b>	<b>29545</b>	<b>277.44</b>	

## EPC

Copies of the EPCs are available upon request.

## RATABLE VALUE

We advise all applicants to make their own enquiries through the local billing authority.

## VIEWINGS

For further information or to arrange a viewing, please contact Patricia or Guy at 020 8861 0500 or by email at [enquiries@propertyco.net](mailto:enquiries@propertyco.net)



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