

MB/7585

TO LET

**UNIT 3C
LILLYHALL WEST
HALLWOOD ROAD
WORKINGTON
CA14 4JR**

GOOD QUALITY MODERN UNIT

323.98 SQ M (3,487 SQ FT)

CONVENIENT LOCATION

100% BUSINESS RATES RELIEF AVAILABLE

LOCATION

Workington has a resident population of approximately 25,000. With Whitehaven to the south, it is one of the two main population centres on the west Cumbrian coast. Carlisle, and the M6 motorway at Junction 44, are approximately 33 miles northeast via the A595, junction 40 of the M6 motorway is approximately 40 miles east at Penrith via the A66.

Lillyhall Industrial Estate is located 3 miles to the south of Workington, 5 miles to the north of Whitehaven and within easy reach of Sellafield, 12 miles (25 mins) to the south. Unit 3C is located in the western part of Lillyhall Industrial Estate on Hallwood Road, accessed off the A597. Nearby occupiers include M&M Building Supplies, Euro Car Parts, Cumbria Recycling, Lakes College and a range of car dealerships.

DESCRIPTION

The property comprises a steel portal frame end terraced warehouse/ workshop unit with blockwork infill and insulated steel profile cladding above and to the pitched roof which incorporates good levels of roof lights.

Internally, the unit currently provides fully open plan accommodation with WCs. Vehicular access is provided by way of a single electrically operated roller shutter door approx. 4.00m (w) x 4.20 (h) with a clear internal height of approx. 4.00m to the eaves haunch. Externally the tarmac surfaced yard are provides shared circulation and parking.

ACCOMMODATION

Gross Internal Area **323.98 sq m (3,487 sq ft)**

SERVICES

Mains gas, electricity, water and drainage are connected. Heating is provided by way of 2 no. gas fired space heaters.



BUSINESS RATES

The Valuation Office Agency website describes the property as Offices and premises with a 2023 List Rateable Value of £10,000. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

**Eligible occupiers may apply for
100% Small Business Rates Relief**

TERMS

The property is available **TO LET** on a new full repairing and insuring lease for a term to be agreed, at a rent of **£19,750 p.a.**

SERVICE CHARGE

An estate service charge is levied to cover the cost of maintenance and repair of the external communal areas.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset rating of C-62.

VAT

We are advised that the property is VAT elected, and therefore VAT is payable on the rent.

VIEWINGS

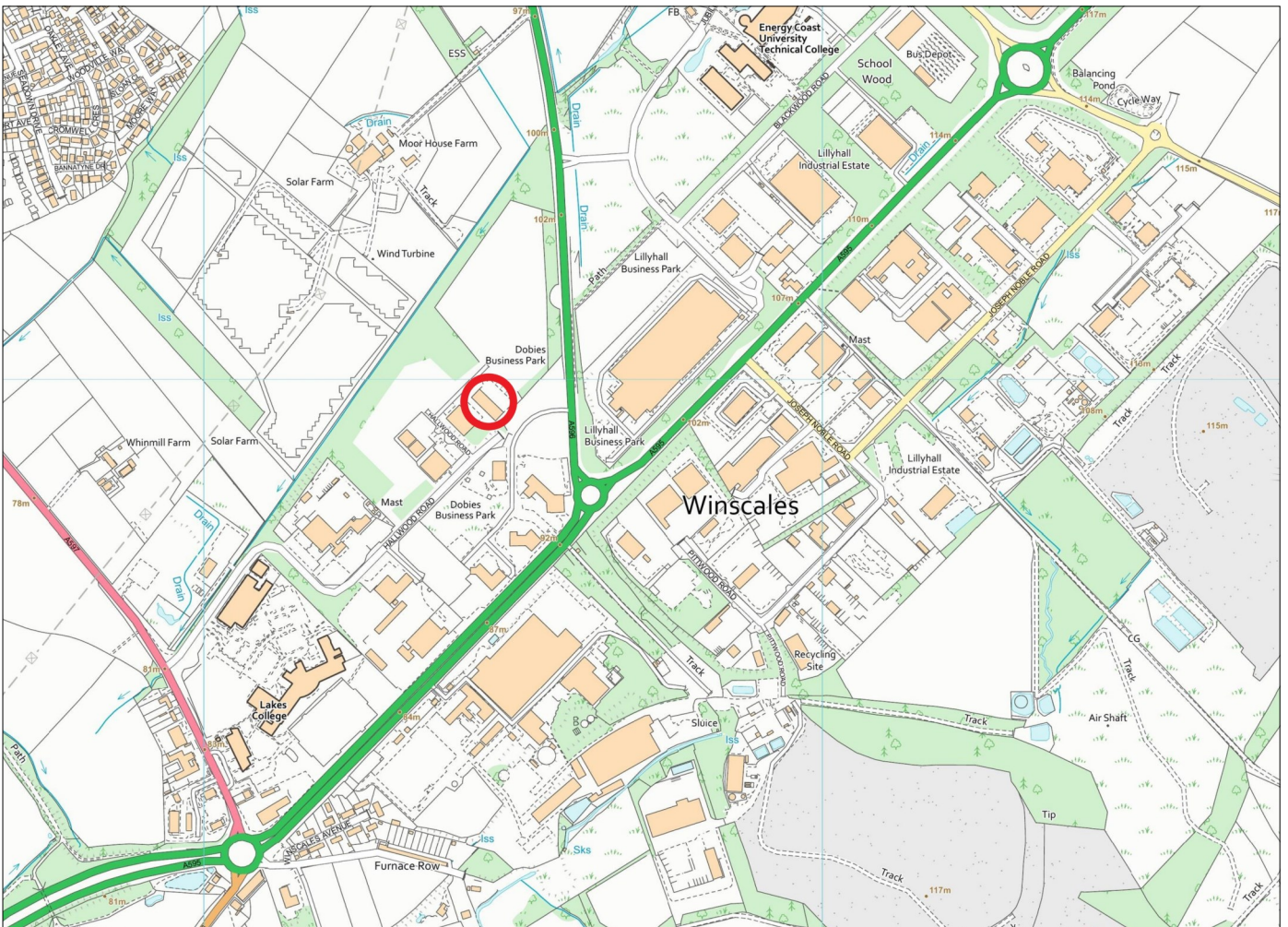
Strictly by appointment with the sole agent, Carigiet Cowen. For more information contact:-

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Details prepared July 2024

Carigiet Cowen



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