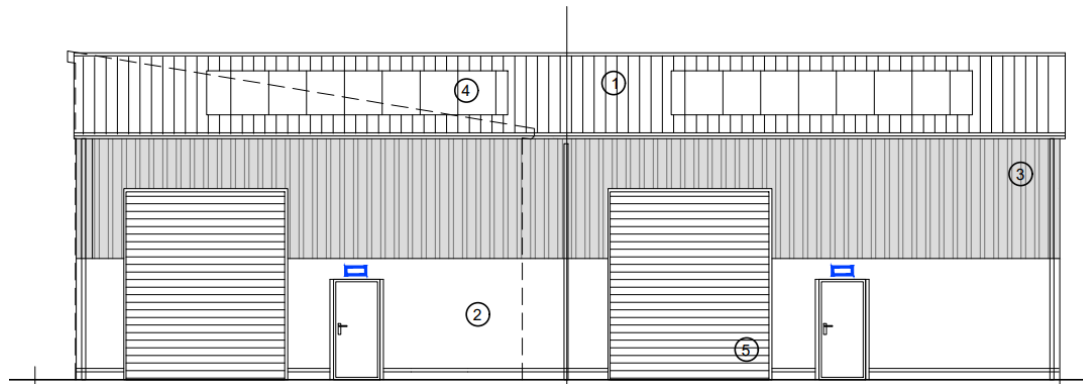
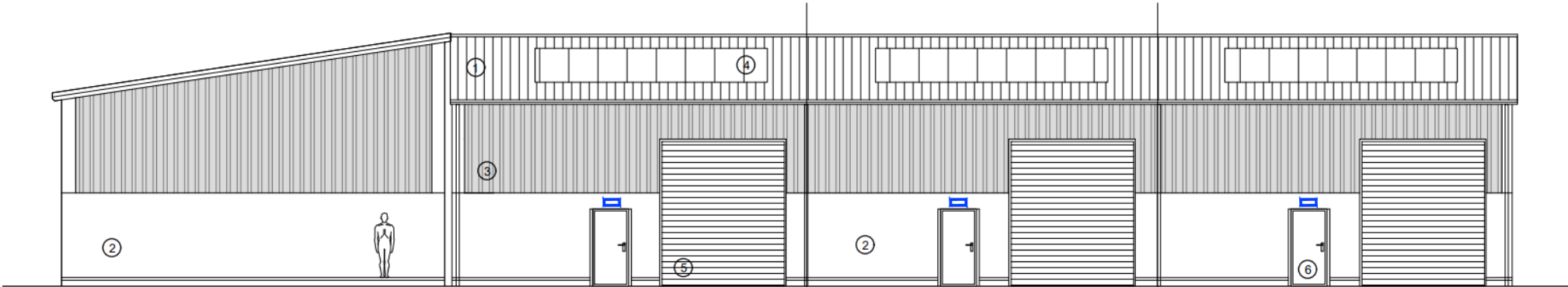


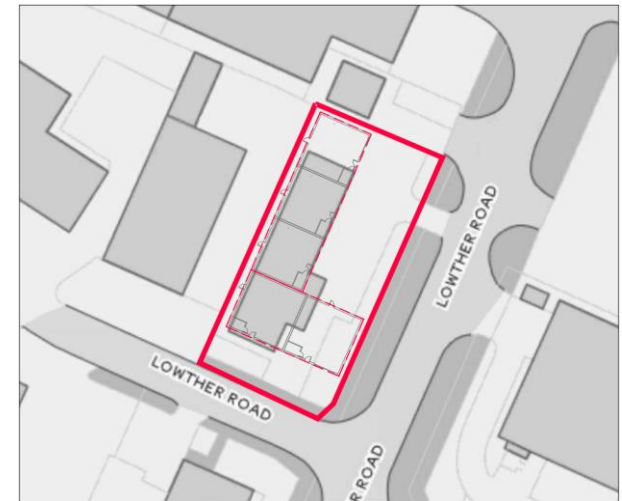
# TO LET HIGH-QUALITY NEW BUILD COMMERCIAL UNITS

# Carigiet Cowen

LOWTHER ROAD, CLAY FLATTS INDUSTRIAL ESTATE, WORKINGTON CA14 2TQ



\*\*\* INDICATIVE PLANS \*\*\*



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\*\* PRELIMINARY DETAILS – WINTER 2024 \*\*



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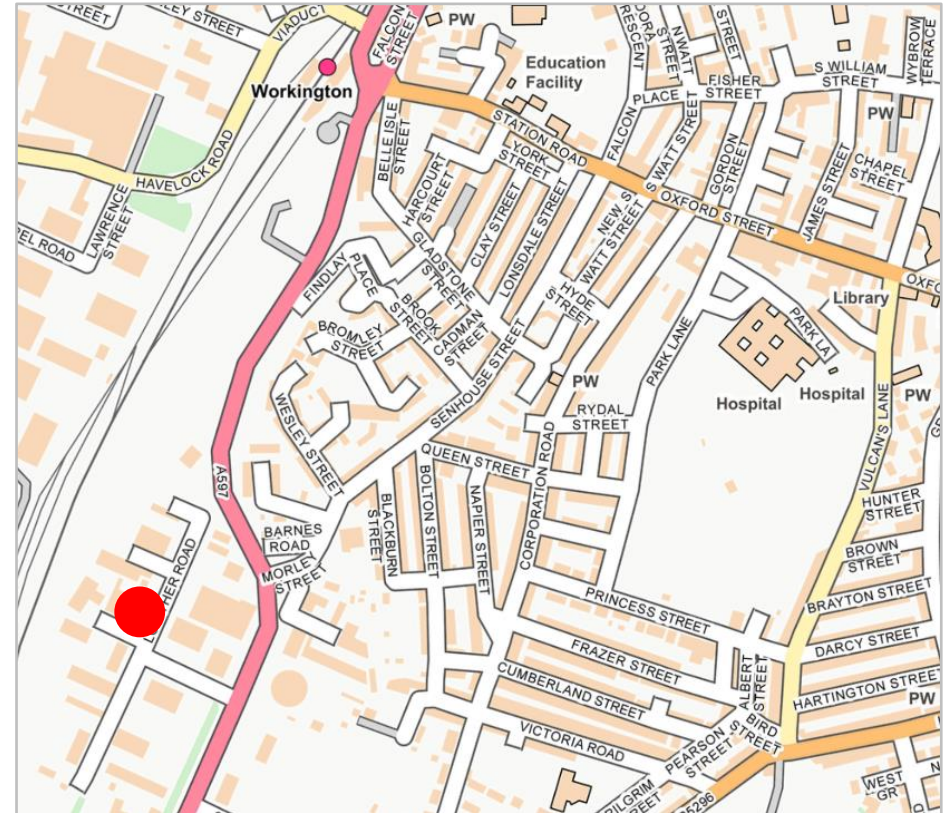
## LOWTHER ROAD, CLAY FLATTS INDUSTRIAL ESTATE, WORKINGTON CA14 2TQ

### LOCATION

Workington positioned within the west of Cumbria, has a resident population of approximately 25,000. The town of Whitehaven lies to the south, as well as The Sellafield Facility which is the largest employer for West Cumbria currently.

Carlisle, and the M6 motorway at Junction 44, are approximately 33 miles northeast, and Junction 40 of the M6 motorway is approximately 40 miles east at Penrith.

The proposed commercial units are positioned within the long-established Clay Flatts Industrial Estate, approximately 1 mile west of Workington town centre, and close to many major national trade counter, retail showroom and industrial operators. The proposed redevelopment is situated on Lowther Road. The site sits opposite Travis Perkins, TMS Motor Spares and lies just along the road from Booker Cash & Carry. For identification purposes only, the location of the proposed subject premises is shown circled red on the location plan adjacent.



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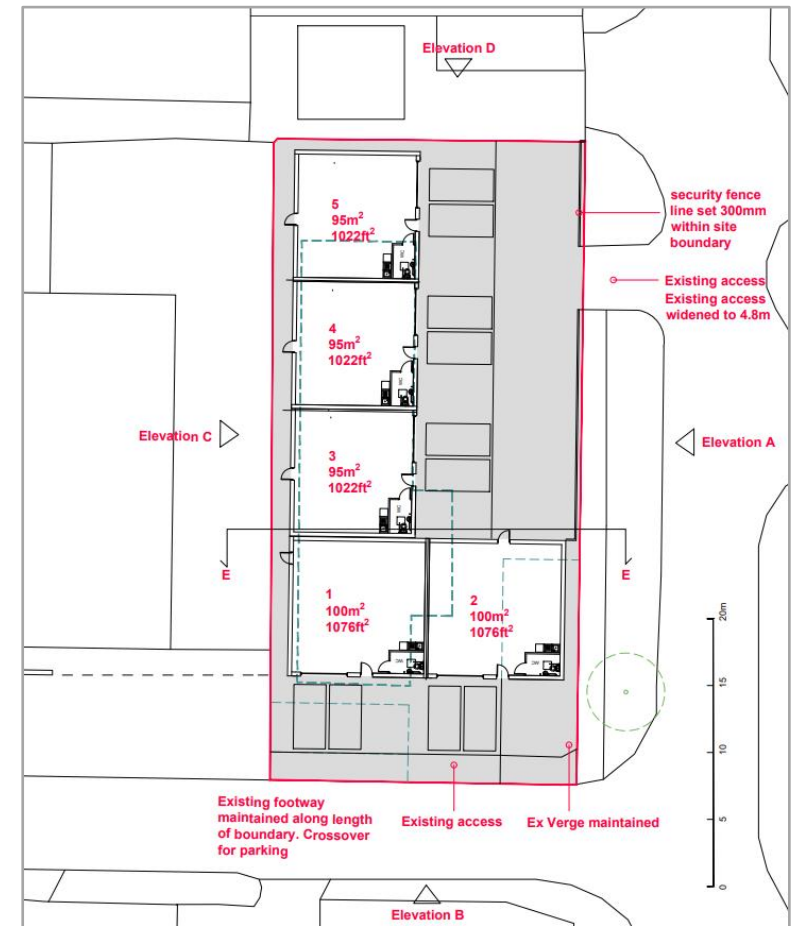
## LOWTHER ROAD, CLAY FLATTS INDUSTRIAL ESTATE, WORKINGTON CA14 2TQ

### DESCRIPTION

A proposed new build scheme of up to 5no. high-quality terraced light industrial business units, benefitting from: -

- Steel Portal Frame Construction
- Highly Insulated Cladding and Roof Coverings
- Electrotonic operated insulated roller shutter door
- 3 phase electric power supply as well as mains water and drainage connected
- Concrete slab floor
- Parking spaces to the front of each unit
- Handed over ready for internal fit-out to be completed by the ingoing tenant

Whilst the plan adjacent indicates the units are available from 1,022 sq ft – 1,076 sq ft per unit, consideration could be given to different sizes, and an amalgamation of units, including a single letting of the whole built space to one operator, subject to requirements and terms.



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# TO LET HIGH-QUALITY NEW BUILD COMMERCIAL UNITS

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## LOWTHER ROAD, CLAY FLATTS INDUSTRIAL ESTATE, WORKINGTON CA14 2TQ

### LEASE TERMS

The units are available **TO LET** on a new lease for a minimum term of 7 years at a rent in the order of £10 per sq ft.

### BUSINESS RATES

Subject to formal VOA assessment, the units may qualify for small business rates relief.

### COSTS

Both parties will bear their own legal and professional costs in respect of any transaction. Subject to covenant strength, a rental deposit may be required as part of any new letting.

### VAT

No VAT is payable on the rent.

### VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen. For further information, please contact:

Ben Blain | Tel: 01228 544733

Email: [bblain@carigietcowen.co.uk](mailto:bblain@carigietcowen.co.uk)

Amelia Harrison | Tel: 01228 544733

Email: [aharrison@carigietcowen.co.uk](mailto:aharrison@carigietcowen.co.uk)

**Preliminary Details Prepared:** November 2024

1. the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
2. all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
3. no person in employment of Carigiet Cowen Ltd has any authority to make or give any representation or warranty whatever in relation to this property.