

7650/MB

## TO LET

**UNIT 6C BLACKWOOD ROAD  
LILLYHALL INDUSTRIAL ESTATE  
WORKINGTON, CA14 4JW**

**HIGH QUALITY REFURSHISHED  
INDUSTRIAL SPACE**

**447.76 SQ M (4,820 SQ FT)**

### 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 6C is located in the northern part of Lillyhall Industrial Estate on Blackwood Road, accessed off the A595. Nearby occupiers include Enerigus, Stagecoach Workington Depot, Gen 2 and a range of car dealerships.

### DESCRIPTION

Recently refurbished to a high standard, Unit 6C comprises a steel portal frame end terraced warehouse/workshop unit with part rendered brick/blockwork walls and insulated profile metal cladding above.

Internally, the unit currently provides open plan accommodation to the rear with office space and WCs to the front. Vehicular access is provided via a secure rear service yard with a up and over roller shutter door, in addition to a car parking area to the front.

### ACCOMMODATION / AREAS

Office/Ancillary	109.10 sq m	(1,174 sq ft)
Warehouse/Workshop	341.11 sq m	(3,672 sq ft)
<b>Gross Internal Area</b>	<b>450.21 sq m</b>	<b>(4,846 sq ft)</b>

### SERVICES

We understand mains water, electricity (3 phase) and drainage are connected.



### RATEABLE VALUE

The Valuation Office Agency website describes the property as Warehouse and premises with a 2023 List Rateable Value of £16,750. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of D-85.

### TERMS

Available on a new lease, for a term of years to be agreed at a rent of **£31,000 per annum exclusive**.

### COSTS

Each party will be responsible for their own legal costs incurred in the transaction. Subject to covenant strength a rental deposit may be required to be lodged upon lease completion.

### VAT

We understand the property is registered for VAT therefore VAT will be payable on the rent.

### VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen.

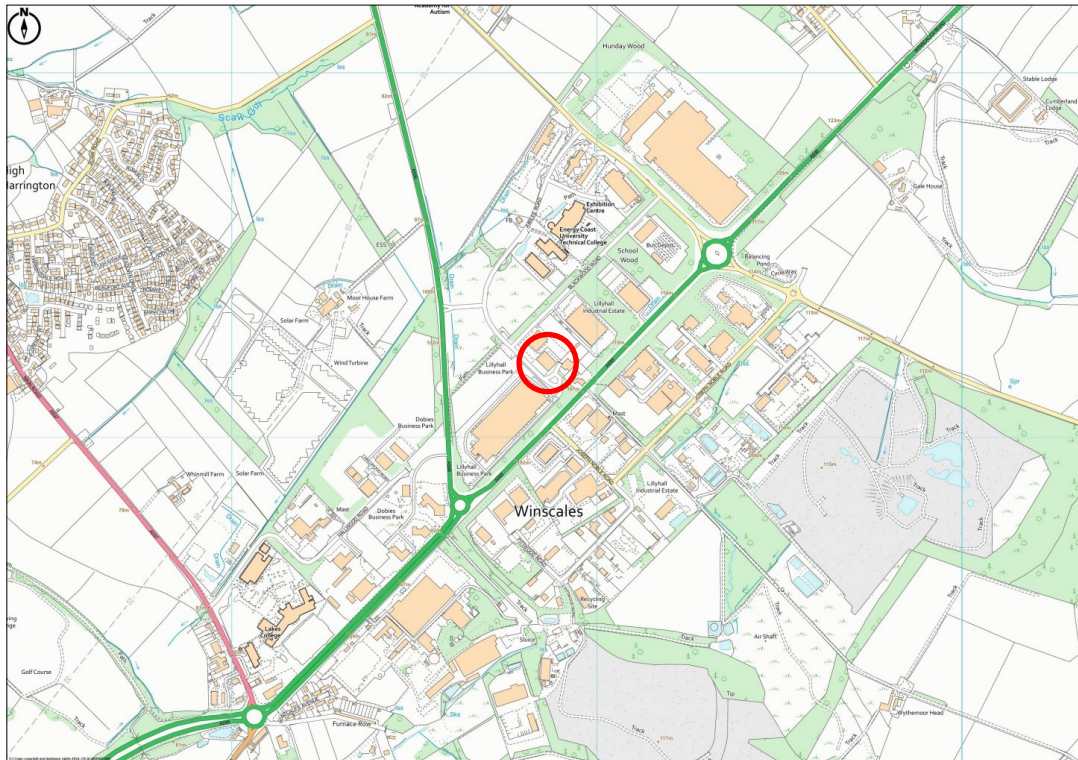
For further information, please contact

Michael Beales | Tel: 01228 635003  
Email: [mbeales@carigietcowen.co.uk](mailto:mbeales@carigietcowen.co.uk)

Amelia Harrison | Tel: 01228 635007  
Email: [aharrison@carigietcowen.co.uk](mailto:aharrison@carigietcowen.co.uk)

**Details Prepared: January 2025**





Carigiet Cowen Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that:

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 of 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 the employment of Carigiet Cowen Ltd has any authority to make or give any representation or warranty whatever in relation to this property.