



TO LET

**HIGH QUALITY GROUND, FIRST FLOOR & SECOND FLOOR
OFFICE/STUDIO ACCOMMODATION FROM 160 TO 3,382 SQ FT (14 TO 314 SQ M)**

LILLYHALL BUSINESS CENTRE

JUBILEE ROAD WORKINGTON CUMBRIA CA14 4HA



DESCRIPTION

The property comprises a 3 storey multi-let office building that was completed in 2003 and set within a pleasant landscaped environment with substantial car parking.

OFFICE SPECIFICATION:

The offices provide the following specification:

- Large communal reception area leading to an 8 person lift serving all floors
- 96 car parking spaces representing a ratio of 1:192 sq ft
- Individual suites ranging from 160 sq ft - 3,382 sq ft
- WC and kitchen facilities on each floor, shower facilities on the ground floor
- Secure key fob and intercom entry system
- CCTV
- Security shutters at ground floor level
- Great transport links including a number of bus services that pass through Lillyhall - additional information is provided further on in the brochure
- Common area corridors recently refurbished to a high standard including new energy efficient PIR controlled T5 lighting
- Top floor suite with stunning panoramic views - will consider sub-division to accommodate specific occupier requirements



'Lillyhall Business Park and Industrial Estate is one of Cumbria's major strategic employment sites and has attracted a significant number of commercial occupiers'



FLEXIBLE
SPACE.



EPC

Energy Performance Certificate information is contained within the accompanying inserts.

SITE LAYOUT



'High Quality Ground, First & Second Floor Office/Studio Accommodation from 160 to 3,382 sq ft (14 to 314 sq m)'

ENVIRONMENT

The property is situated on Lillyhall Business Park in a prominent corner location at the junction of Jubilee Road and Blackwood Road. Workington is 3.2 km (2 miles) to the north west via the A596. The following are situated to the south west via the A595: Sellafield and Moorside are 26 km (16.4 miles), Westlakes Science & Technology Park is 13 km (8.2 miles) and Whitehaven is 10km (6.1 miles).

The upper floors of the property benefit from views to the east of the Lake District mountains and views to the west of the Solway Firth and the Isle of Man.

Nearby occupiers include ENERGUS training and conference facility, Eddie Stobart, Cumberland Pencil Factory, Energy Coast UTC, Stagecoach, Lakes College, University of Cumbria and UCLAN.

Lillyhall is recognised as a location for high quality sites and premises available to business. Major projects nearby include:

- Nuclear decommissioning and the management of nuclear waste activities at Sellafield led by Sellafield Ltd
- The creation of a coking coal mine near Whitehaven being led by West Cumbria Mining
- The new National College for Nuclear at Lillyhall, which is a £15m development of nuclear colleges in both West Cumbria and Somerset which opened in Spring 2018.

Major employers include Sellafield Ltd, Innovia Films, James Walker, New Balance, Amcor Flexibles, BAE Systems and M-Sport amongst others.

BUS SERVICES

The following bus services currently pass through Lillyhall:

- 300 – Kells (Whitehaven) to Carlisle via Wigton, Aspatria, Maryport, Workington, Distington and Whitehaven
- 302 – Workington to Whitehaven
- 600 – Carlisle to Asby via Wigton, Cockermouth, High Harrington, Distington, Whitehaven, Cleator Moor, Frizington
- X9 – Newton Reigny to Asby via Frizington, Cleator Moor, Whitehaven, Distington, Workington, Cockermouth, Keswick

Buses 30 and 31 also stop at Lakes College, Lillyhall. Please check: www.cumbria.gov.uk/buses for up to date information



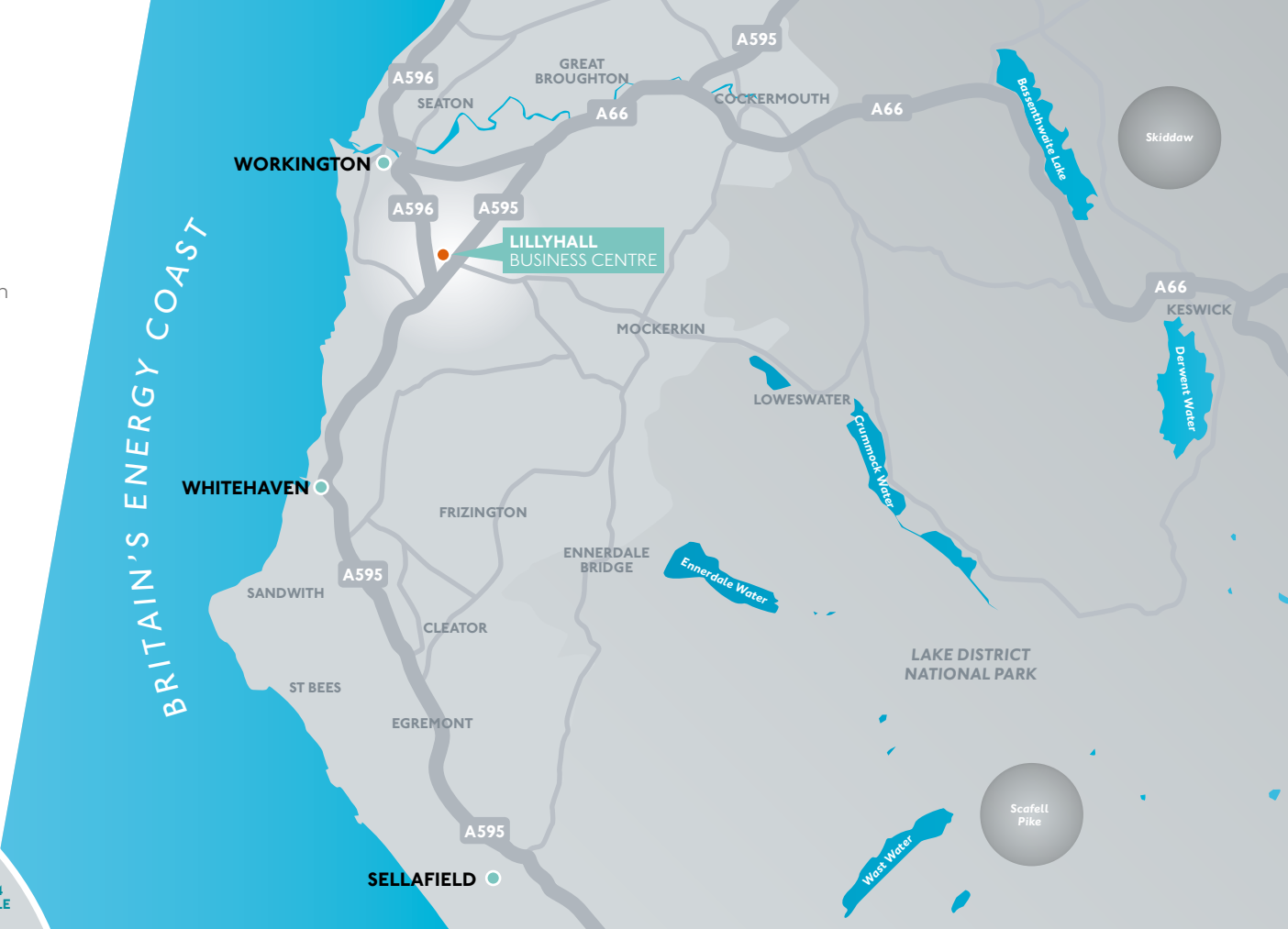
LOCATION

Workington is the main sub regional centre of West Cumbria, situated some 35 miles south west of Carlisle and 51 miles north of Barrow in Furness.

The A66 connects directly with Junction 40 of the M6 motorway at Penrith, approximately 35 miles to the east. Workington is an established centre within the Allerdale District, which has a long established manufacturing based economy, supplemented by a highly successful tourism base.

In addition the Port of Workington has seen significant investment in the infrastructure, and offers a multi-modal logistics hub and an expanded cargo terminal.

DRIVE TIMES	DISTANCE	TIMES
Workington	2 miles	5 mins
Whitehaven	6 miles	13 mins
West Lakes Science & Technology Park	8 miles	15 mins
Sellafield	16 miles	30 mins
Lake District National Park	6 miles	14 mins



TERMS

The units are available on new leases for a term of years to be agreed.

SERVICE CHARGE

The units are subject to an estate service charge relating to maintenance of the common areas.

These particulars are not an offer or contract, nor part of one. You should not rely on statements by M7 or GVA in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither M7 or GVA nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). August 2018. Designed & produced by Creativeworld Tel: 01282 858200.

VIEWINGS

For further information please contact either of the joint letting agents or visit www.m7propsearch.co.uk.

GVA
 01946 65 835
gva.co.uk

m seven
 REAL ESTATE

linda.doyle@gva.co.uk

graeme.stewart@m7re.eu