



To Let

1,343 sq. m (14,456 sq. ft.)

Unit 4, Joseph Noble Road
Lillyhall Industrial Estate
Workington

Key Features

- Modern Industrial Warehouse
- Roller Shutter Access Doors
- Large Yard Area
- Situated in existing Industrial Estate
- Immediate Occupation Available
- Rent – £30,000 per annum excl



Unit 4, Joseph Noble Road, Lillyhall Industrial Estate, Workington

Description

The subject property comprises of a steel portal frame building with profile sheet cladding to all external elevations under a pitched profile clad roof interspersed with skylights with roller shutter doors to the gable entrance and side elevation.

Internally the subject property offers open warehousing with fluorescent strip lighting and is surrounded by a combination of made up ground and hard surfaced tarmac with perimeter security fencing.

Location

Lillyhall, Workington is situated some 3 miles to the south east of Workington itself, one of the main towns within the West Cumbria area and some 33 miles to the south west of Carlisle City Centre.

The subjects themselves are located to the south of the industrial estate and are within close proximity to the A595 arterial road which leads a high volume of traffic to and from Workington to Carlisle. Nearby occupiers include a number of motor dealerships.

Accommodation

Accommodation	sq. m	sq. ft.
Warehouse	1,343	14,456
Total	1,343	14,456

Services

Mains electricity, water and drainage

Planning

We understand the subject property has B2 & B8 Planning Use; the subject property may be suitable for alternative uses subject to obtaining the necessary consents.

Business Rates

The Rateable Value in the 2018/19 Valuation List is: £28,250

Terms

The property is available to lease as a whole on Full Repairing and Insuring Terms for a period to be agreed.

Rent

£30,000 per annum exclusive

EPC

A copy of the EPC Rating can be provided upon request.

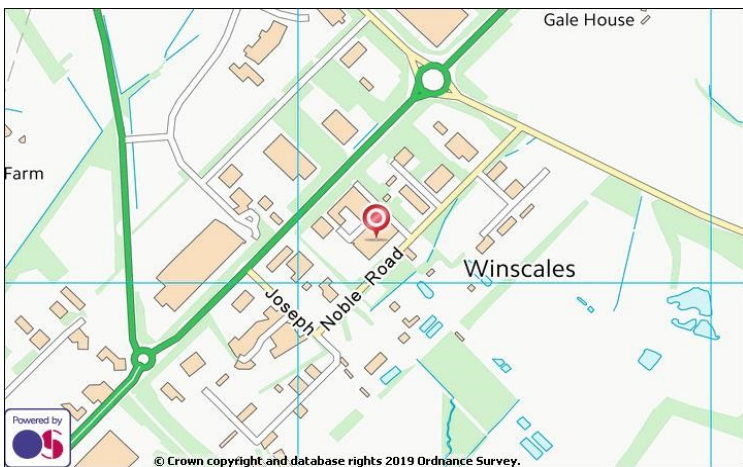
Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated.

Details Produced: February 2019



Hyde Harrington

Viewing and further information:

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IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property.
2. Plans are not to scale, are for guidance only and do not form part of any contract.
3. Services and any appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the vendor or Hyde Harrington.
5. Measurements are approximate and must not be relied upon. Maximum approximate room sizes are generally given, to the nearest 0.1 metre. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metre. For convenience, an approximate imperial equivalent is also given.
6. Only those items referred to in the text of these particulars are included.
7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.