

TO LET



LOWER GROUND FLOOR WAREHOUSE • JOHN PEEL HOUSE
LADIES' WALK • WORKINGTON • CA14 3BA

CARIGIET
OWEN

Location

Workington is the administrative centre for Allerdale Borough with a resident population of around 26,000, and an estimated catchment of 76,000. Workington is connected to Cockermouth and North Cumbria by the A595, and is approximately 1 hour from the City of Carlisle, which provides access to the M6 motorway and the West Coast Main Line. The town sits north of Whitehaven. Current developments within Workington include a new large office building within the town centre and the proposed sports village.

The lower ground floor warehouse is part of John Peel House, a substantial building that is a multi-occupied premises, with occupiers being Opera Bingo on the lower level and The Ritz Cinema on the upper floors.

John Peel House is in an accessible location, north of the town centre. A pay-and-display car park is directly opposite the building, as well as dedicated car parking for the building. Occupiers nearby include Workington Leisure Centre, Workington Shopping Centre, CEX, Halifax, Iceland, William Hill and residential properties.

Description

John Peel House is a modern retail warehouse facility, previously occupied by Wilko. The lower ground floor level benefits from convenient loading doors to the rear for deliveries and customer access doors, along with parking.

Internally, the lower ground floor is a large floor plate suitable for storage uses, along with integral staff offices, toilets, kitchen and WC's



Accommodation

The lower ground floor warehouse provides the following Gross Internal Floor areas:

Description	Area Sq M	Area Sq Ft
Warehouse/ Sales Area	798.61	8,596
Offices	216	2,325
Total	1,014.61	10,921

Lease Terms

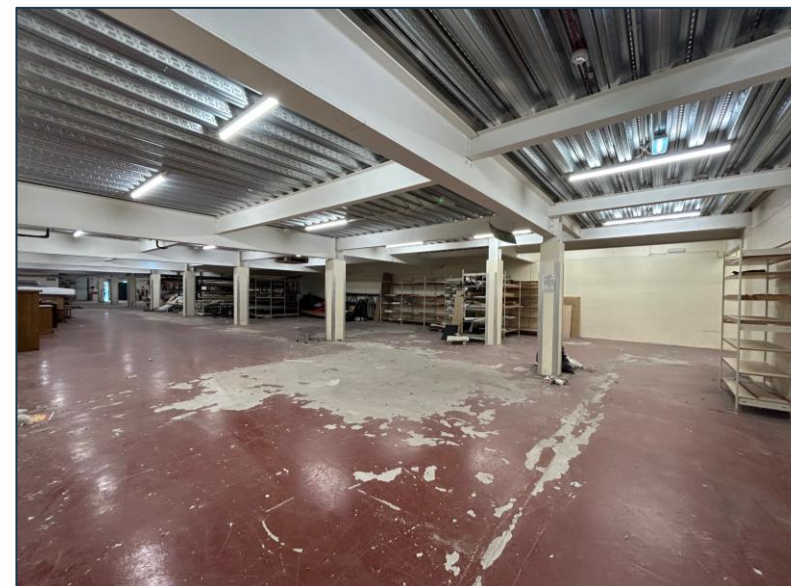
The accommodation is offered **TO LET** by way of new internal repairing and insuring lease for a term of years to be agreed, at a rent in the region of **£20,000 per annum exclusive**. A rent deposit may be required, subject to tenant status.

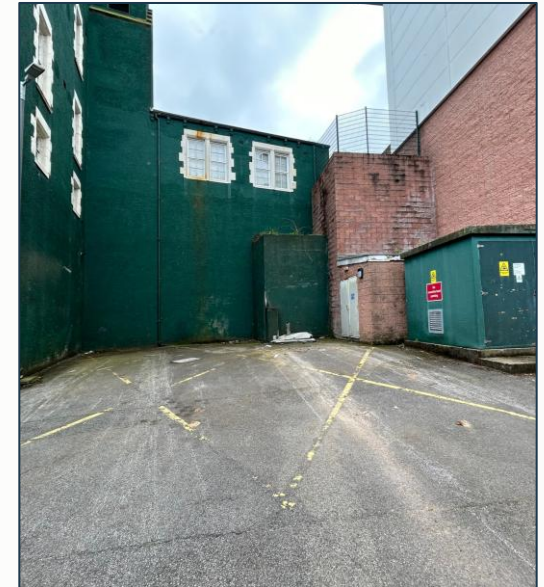
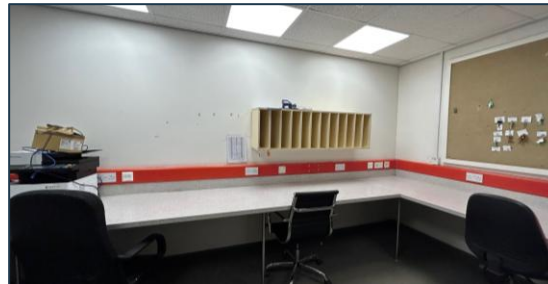
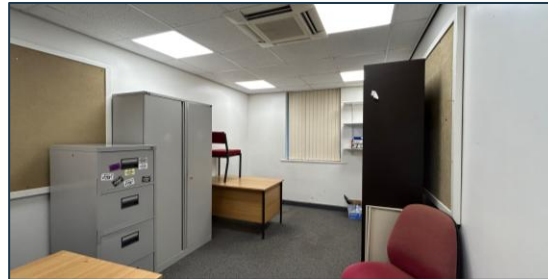
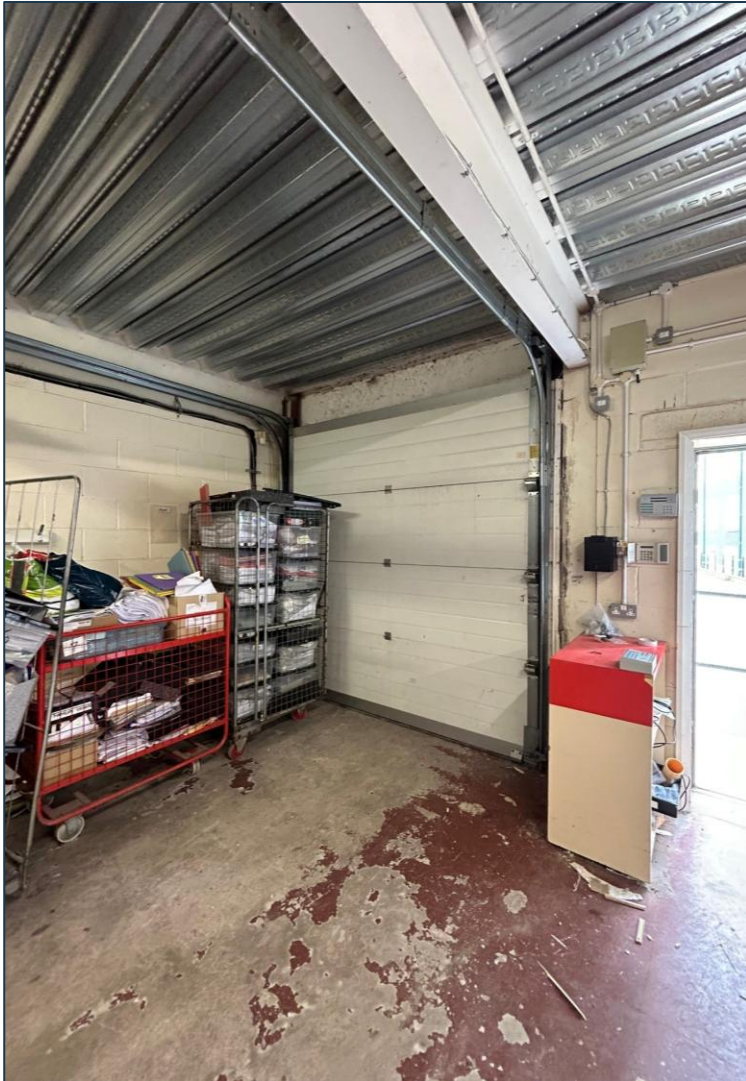
Services

The property is connected to mains water, drainage and electricity. Services have not been tested, and interested parties should rely on their own investigations to confirm suitability.

Planning

We understand the property holds planning permission for storage uses Use Class but may be suitable for other uses subject to obtaining all necessary consents. Interested parties should contact the Local Authority for planning enquiries.





Business Rates

The lower ground floor warehouse does not currently hold a separate Rateable Value. The floor would need to be reassessed for business rates upon occupation.

Interested parties are advised to make their own enquiries with the local authority to confirm the rates payable.

Energy Performance Certificate

The lower ground floor warehouse does not currently hold an EPC. One has been commissioned and will be made available shortly.

VAT

We understand VAT is payable on the rent.

Costs

Both parties will bear their own legal and professional costs involved in the transaction. Subject to covenant strength, a rental deposit may be required.

Viewings

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

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