

5480/MB

## TO LET

UNIT 2  
PROSPECT WORKS  
DISTINGTON, WORKINGTON  
CA14 5XH

**WAREHOUSE/ WORKSHOP & OFFICES**  
**GIA: 7,218 SQ FT (670.53 SQ M)**  
**NO VAT PAYABLE**

### LOCATION

Prominently situated adjacent to the B5306 trunk road on the edge of Distington village approximately ¼ mile west of Lillyhall Business Park. Good access to Workington, Whitehaven and Sellafield via the A595.

Nearby occupiers include Tyson H Burridge and Selwood Pumps.

For identification purposes only the boundaries and extent of the property are shown edged red on the attached Ordnance Survey Plan Extract.

### DESCRIPTION

The property comprises a workshop building of steel portal frame construction with full height brickwork walls and render finish under a corrugated cement asbestos sheet roof.

Internally, the accommodation comprises predominantly workshop space, with a range of offices at the front of the building.

Externally there is a shared car parking area to the left hand elevation.

### ACCOMMODATION/AREAS

<b>Gross Internal Area</b>	<b>7,218 sq ft</b>	<b>(670.53 sq m)</b>
Comprising:-		
Workshop & Stores	4,644 sq ft	(431.43 sq m)
Offices	2,574 sq ft	(239.10 sq m)

### SERVICES

Mains water, gas, electricity and drainage are laid on.



### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of E-123.

### RATING

The Valuation Office Agency website describes Unit 2 as Workshop & Premises with a 2023 Rateable Value of £19,000. The National Non-Domestic rate multiplier in the £ for the current (2023/2024) rate year is 49.9p.

### LEASE

The premises are offered by way of a new full repairing and insuring lease for a term to be agreed at a rent of **£25,000 per annum.**

The property is capable of sub-division separating the workshop from the offices if required.

### COSTS

The ingoing tenant may be required to contribute towards the landlord's reasonable legal costs in preparing the new lease.

### VAT

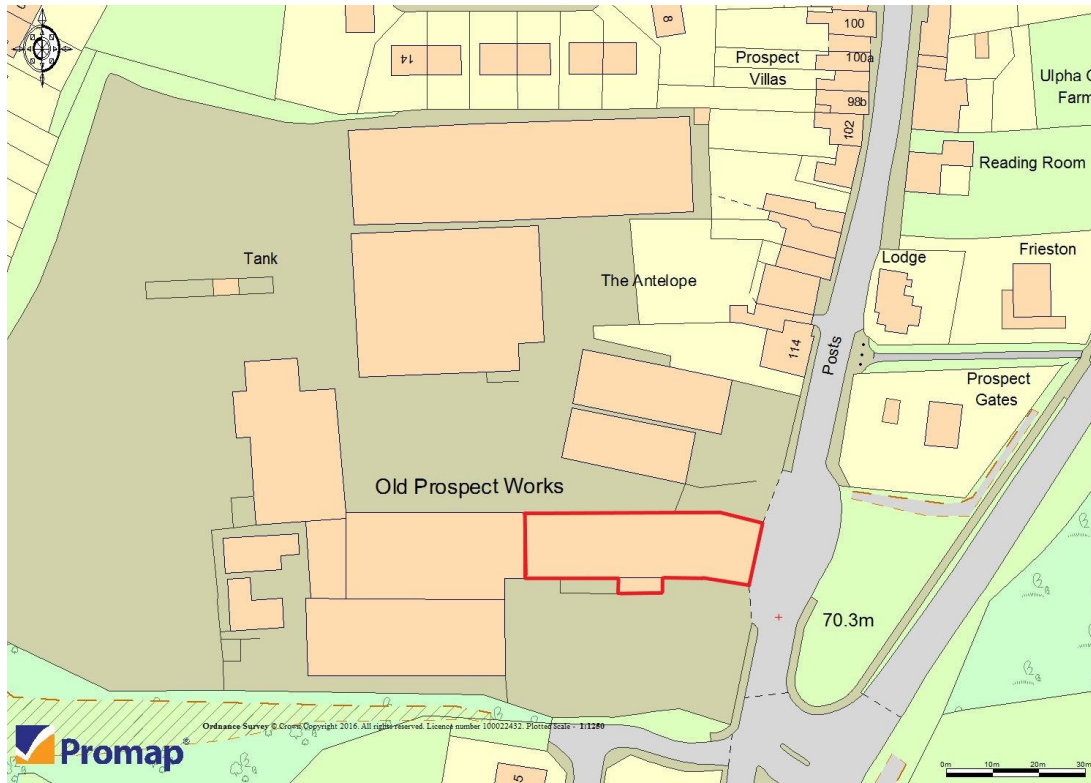
We understand that VAT is not charged in addition on this property.

### VIEWINGS

Strictly by appointment with Carigiet Cowen. For further information, contact:-

Mike Beales  
Tel: 01228 635003  
E: [mbeales@carigietcowen.co.uk](mailto:mbeales@carigietcowen.co.uk)

# Carigiet Cowen



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