



WALTON  
GOODLAND

Chartered Surveyors

FOR SALE

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E: [agency@waltongoodland.com](mailto:agency@waltongoodland.com)

12,116 Sq. ft. (1,126 Sq. m.) / OIRO £275,000

# Former Offices, Nook St Workington

Cumbria, CA14 4EH

Large 3 storey office building with  
development potential

- Redevelopment opportunity
- Large, detached building with extensive floor space arranged over multiple levels
- Prominent town centre location
- Close to all local amenities
- Excellent car parking to front and rear
- Two large walled yard areas suitable for parking or conversion to alternative use





## LOCATION

The property is situated on Nook Street and benefits from a central position in Workington, within easy reach of the town centre amenities, including shops, cafés, and public services. The A66 and A596 are within close proximity, allowing for access to Carlisle and the M6 while local bus routes and Workington railway station provide links along the Cumbrian coast.

The area is well populated and supported by surrounding residential neighbourhoods making it a convenient and accessible location for a range of business uses.

## DESCRIPTION

The property is of brick construction and comprises a substantial period office building arranged over multiple floors, offering spacious and versatile accommodation throughout. Internally, the building provides a range of private offices, meeting rooms, and ancillary areas, with a layout that can be adapted to suit a variety of occupiers and uses.

While modernisation is required, the building presents an excellent opportunity for refurbishment or redevelopment.

## ACCOMMODATION

The property comprises the following approximate areas :-

Basement - 384 Sq. ft. (36 Sq. m.)

Ground Floor - 5,248 Sq. ft. (488 Sq. m.)

First Floor - 4557 Sq. ft. (423 Sq. m.)

Second Floor 1927 Sq. ft. (179 Sq. m.)

**Total - 12,116 Sq. ft. (1,126 Sq. m.)**

## SERVICES

Mains water, drainage, and electricity are connected to the property. None of the services or associated plant has been tested.



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## £ PRICE

Offers in the region of £275,000

All figures are exclusive of business rates, VAT and all other outgoings.

## 🔑 TENURE

The property is available freehold.

## ⚙️ PLANNING

Interested parties can enquire of Cumberland Council on [www.cumberland.gov.uk](http://www.cumberland.gov.uk) or alternatively telephone: 0300 373 3730.

## 💡 EPC

The property benefits from an EPC Rating of E-111

Please visit <https://www.gov.uk/find-energy-certificate> for more information or contact Walton Goodland.

## 💰 BUSINESS RATES

RV - £58,500 (2026 Listing)

Interested parties are advised to contact Cumberland Council on [www.cumberland.gov.uk](http://www.cumberland.gov.uk) for further information.

## 📈 VAT

All prices are quoted exclusive of and are liable to Vat.

## 🔭 VIEWINGS & CONTACT

All enquiries to Walton Goodland, 3 Wavell Drive, Rosehill, Carlisle, CA1 2ST.