

TO LET

LILLYHALL BUSINESS CENTRE
WORKINGTON, CUMBRIA, CA14 4HA

Carigiet Cowen



01228 544733

www.carigietcowen.co.uk

- * HIGH QUALITY MODERN OFFICE ACCOMMODATION *
- DEDICATED CAR PARKING *
- * 100% BUSINESS RATES FOR QUALIFYING OCCUPIERS *



LOCATION

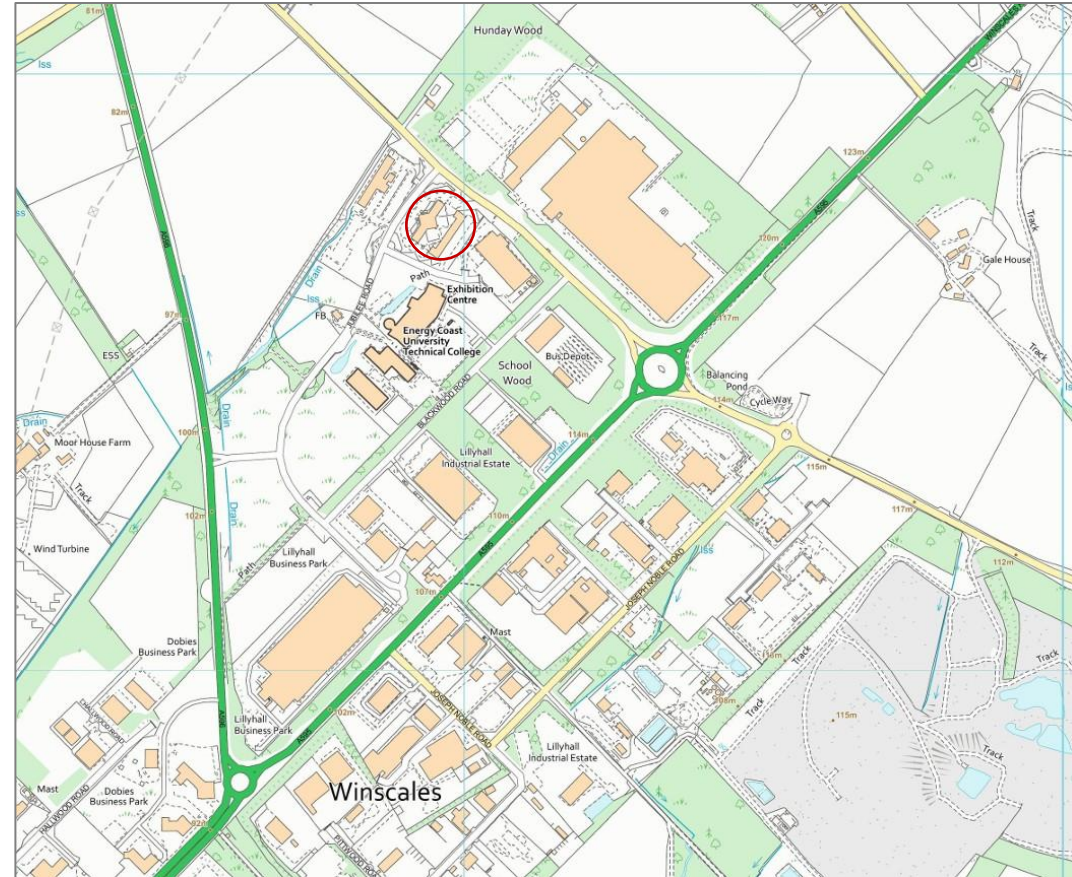
Workington has a resident population of approximately 25,000 and, together with Whitehaven to the south, forms one of the two main population centres on the West Cumbrian coast. Carlisle and the M6 motorway (Junction 44) lie around 33 miles to the northeast via the A595, while Junction 40 of the M6 at Penrith is approximately 40 miles east via the A66.

The Lillyhall Estate extends to approximately 40 hectares (98 acres) and is home to a diverse mix of commercial and educational occupiers. Around 100 businesses are based on the estate, including the £11 million Lakes College campus. Notable nearby occupiers include Eddie Stobart, Stagecoach, Arnold Clark and Energus. The area also accommodates several car dealerships, representing brands such as KIA, Skoda and Vauxhall.

DESCRIPTION

Lillyhall Business Centre comprises a part single-storey and part three-storey multi-let office building with dedicated on-site parking for up to 96 vehicles. The building provides 29 office suites, offering an excellent parking ratio of 1 space per 192 sq ft.

Office suites will be refurbished prior to letting, with specifications to include modern electric panel heating, LED lighting, dado-level power and data trunking, intercom entry systems and external electrically operated security shutters. Communal areas provide kitchen facilities, WCs and a spacious entrance lobby, with lift access serving the upper floors.



AVAILABILITY SCHEDULE

| Unit | Floor Area (Sq ft) | Floor Area (Sq M) | Rent P.A. | Service Charge P.A. | EPC Rating | Description |
|---------|--------------------|-------------------|-----------|---------------------|------------|---|
| Unit 2 | 531 | 49.33 | £6,640 | £5,945.94 | E (108) | Ground floor office suitable for 5-6 people |
| Unit 3 | 524 | 48.68 | £6,550 | £5,867.56 | E (109) | Ground floor office suitable for 5-6 people |
| Unit 4 | 227 | 21.09 | £2,840 | £2,541.86 | E (115) | Ground floor office suitable for 2 people |
| Unit 5 | 204 | 18.95 | £2,550 | £2,284.32 | E (113) | Ground floor office suitable for 2 people |
| Unit 6 | 296 | 27.50 | £3,700 | £3,314.50 | E (101) | Ground floor office suitable for 2-3 people |
| Unit 7 | 401 | 37.25 | £5,015 | £4,490.25 | E (106) | Ground floor office suitable for 2-3 people |
| Unit 10 | 715 | 66.44 | £8,940 | £8,006.31 | C (55) | Ground floor office suitable for 6-7 people |
| Unit 14 | 223 | 20.72 | £2,790 | £2,497.07 | D (86) | Ground floor office suitable for 2 people |
| Unit 15 | 295 | 27.37 | £3,690 | £3,303.30 | D (89) | Ground floor office suitable for 3 people |
| Unit 18 | 256 | 23.80 | £3,200 | £2,866.59 | E (117) | Ground floor office suitable for 3 people |



TERMS

The units are offered to let by way of new internal repairing leases for a minimum term of 5 years or multiples thereof and including periodic rent reviews. Reasonable tenant break options may be considered, and a rent deposit may be required subject to tenant status.

A service charge is levied in respect of the landlord's expenditure in lighting, cleaning, repairing and maintaining the structural, external and communal areas of the building together with external communal estate maintenance and landscaping.



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BUSINESS RATES

The Valuation Office Agency website identifies the 2023 Rateable Values for the ground-floor units within Lillyhall Business Centre as follows:

- Units 2-7: Offices and premises – RV £19,000
- Unit 10: Office – RV £6,500
- Unit 15: Offices and premises – RV £2,850
- Unit 18: Office – RV £2,275
- **100% BUSINESS RATES RELIEF FOR QUALIFYING OCCUPIERS**

SERVICES

We understand mains water, electricity, and drainage are connected to the property. Each unit has a sub-metered electrical supply.

COSTS

Both parties will bear their own in respect of any transaction.

VAT

VAT is payable on the rent.

VIEWINGS

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

Mike Beales

Tel: 01228 635003

Email: mbeales@carigietcowen.co.uk



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