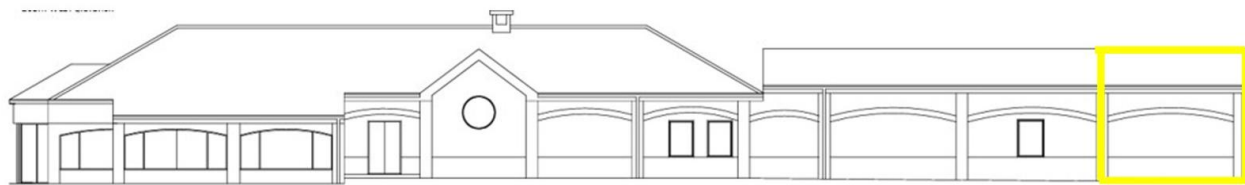


TO LET



END-OF-TERRACE LIGHT INDUSTRIAL UNIT
FORMER CASPIAN • DERWENT DRIVE • WORKINGTON • CA14 3YW

**CARIGIET
COWEN**

Location

Workington is a coastal town situated in west Cumbria with a resident population of approximately 25,000 but draws on a wider catchment incorporating surrounding towns and villages, such as Seaton, Maryport and High Harrington. Workington is the dominant retail centre for west Cumbria and is situated approximately 7 miles of Whitehaven, 23 miles south-west of Carlisle and 10 miles west of Cockermouth.

The subject property is situated on Derwent Drive, Workington. Retail park occupiers in close proximity includes Morrisons, Aldi, Home Bargains, McDonalds and Dunelm. The position is shown circled red adjacent.

Description

The property comprises a detached single-storey steel portal frame constructed building with brick and block walls, under a slate tiled roof with extensive window frontages.

Externally, there is a car park for approximately 65 cars.

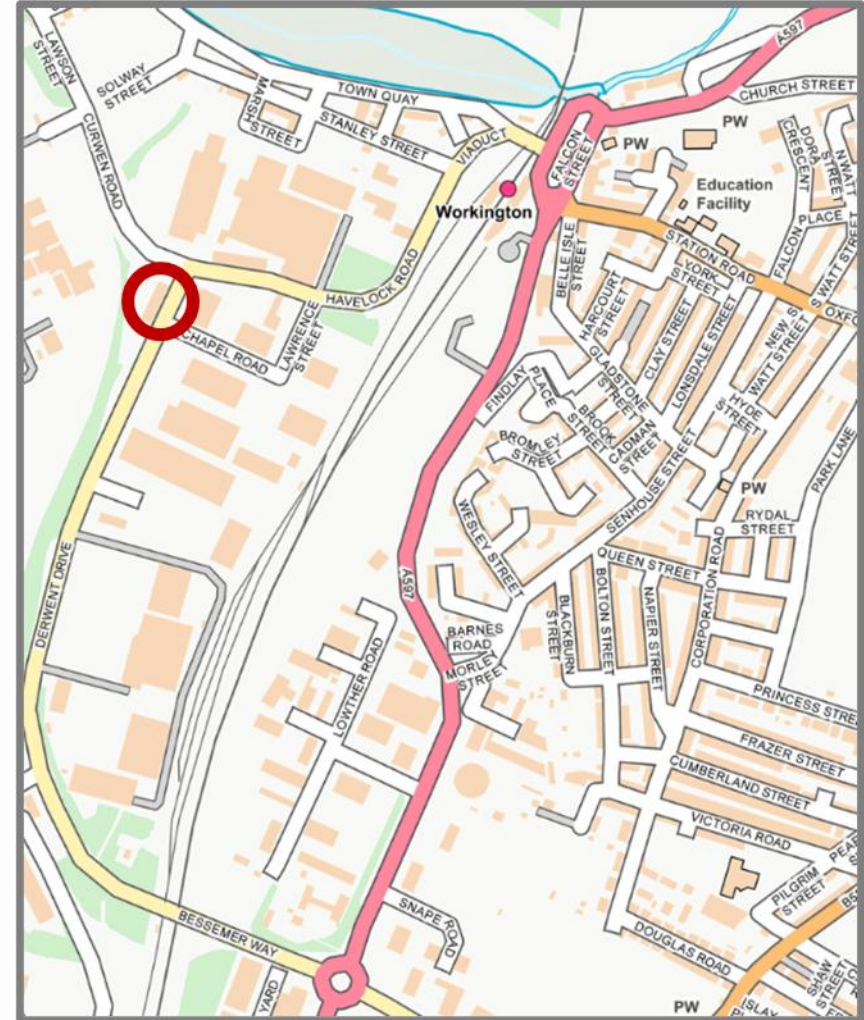
This proposed unit is facing north of Derwent Drive benefiting from two access points from the front and rear of the property. This unit is situated at the end of the property, and will provide a light industrial workshop or storage unit with roller door, rectangular configuration and WC.

Accommodation

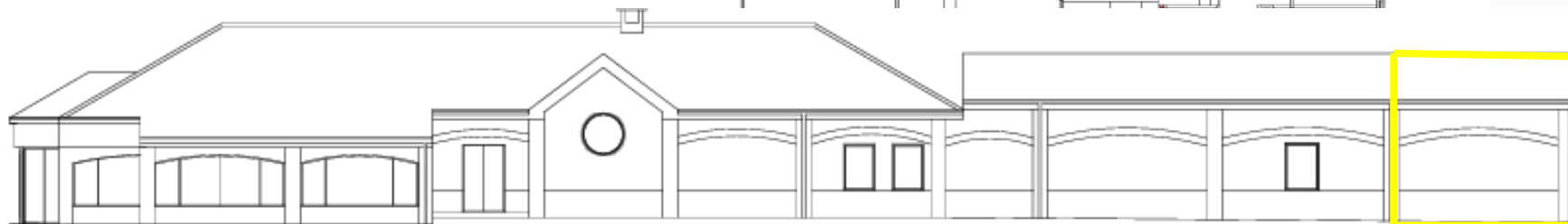
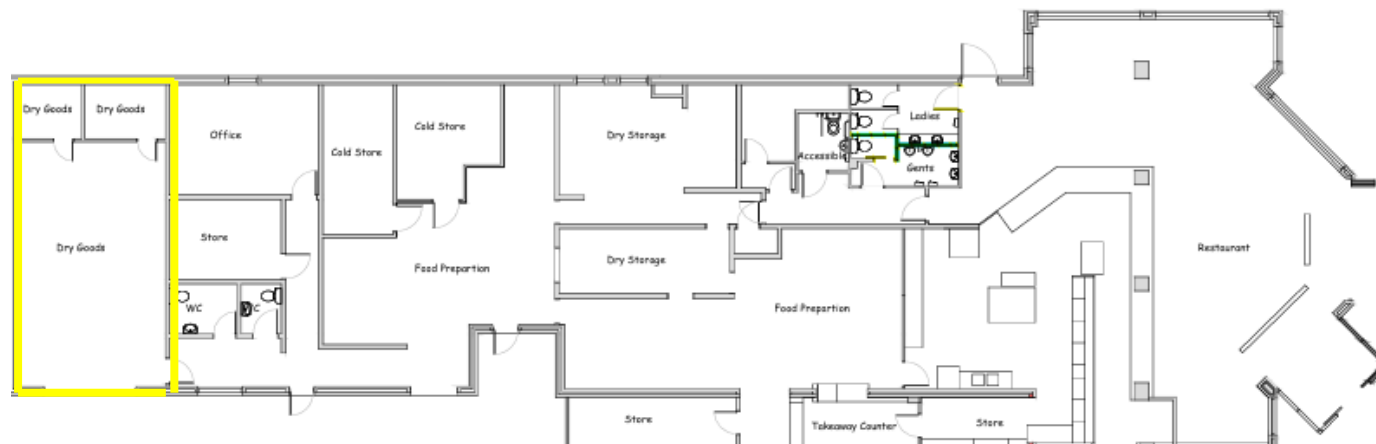
Description	Sq M	Sq Ft
Proposed Unit	52.84	569

Services

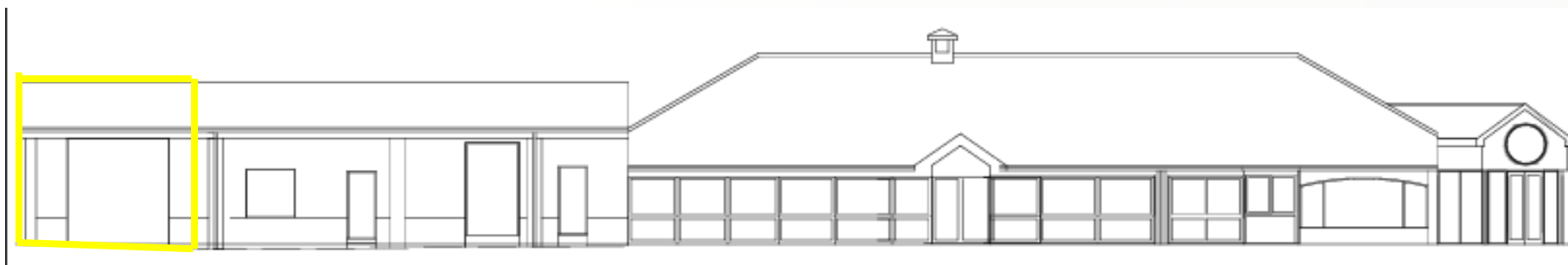
The property is connected to mains water, drainage, and electricity.



Floor Plans



South East Elevation



Lease Terms

An annual rent in the order of **£8,500 per annum exclusive**, is applicable.

Planning

We understand the property holds planning permission under Use Class E 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 Valuation Office Agency website describes the property as restaurant and premises with a 2026 List Rateable Value of £72,000.

The National Non-Domestic Rate for the current 2026/2027 rate year is 43.0p in the £. In the event of this sub-division taking place, a re-assessment will be required

Energy Performance Certificate

The property benefits from an EPC showing an Energy Performance Asset Rating of C-68.

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 as part of any new letting.

Viewings

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

Ben Blain

T: 01228 635002

bblain@carigietcowen.co.uk

Francesca Marconi

T: 01228 635004

fmarconi@carigietcowen.co.uk

