

TO LET

Commercial/Industrial/Office/4,155 sq ft (385 sq m)/£ALL
ENQUIRIES



Office Space, Hallwood Road,

Workington

Lillyhall Industrial Estate, Workington, CA14 4PW

Walton Goodland

agency@waltongoodland.com

01228 514 199



GOOD QUALITY OFFICE SPACE ON PREMIER INDUSTRIAL ESTATE IN REGION

- PRIME LILLYHALL LOCATION – PRINCIPAL INDUSTRIAL ESTATE IN WEST CUMBRIA
- HEART OF BRITAIN'S ENERGY COAST AND NUCLEAR, CLOSE TO HIGHER EDUCATION ESTABLISHMENTS
- ALTERNATIVE COMMERCIAL USES CONSIDERED, SUBJECT TO PLANNING

ACCOMMODATION

The property comprises the following approximate areas:-

GROUND FLOOR

Offices

3,213 sq ft (298 sq m)

Former Canteen

593 sq ft (55 sq m) – Stainless steel single drainage sink unit with wall & base units.

Stores

349 sq ft (32 sq m)

LEASE

A new lease for a term of years to be agreed on internal repairing and insuring terms.

Consideration may also be given to splitting the property.

DESCRIPTION

The property comprises ground floor offices and storage space forming part of the Electricity Northwest depot. The accommodation benefits from Cat 2 lighting, comms, a communal fire alarm system and modern office facilities.

SERVICES

Mains electricity is connected to the property with mains water and drainage available within the communal areas. The property has electric heating.

RATEABLE

To be confirmed.

Interested parties should make their own enquiries of the Valuation Office Agency at www.voa.gov.uk.

RENT

£20,000 per annum, exclusive of business rates, VAT and all other outgoings.

VAT

All rent and outgoings are quoted exclusive of but may be liable to VAT. We recommend that prospective tenants establish the VAT implications before entering into any agreement.

VIEWINGS

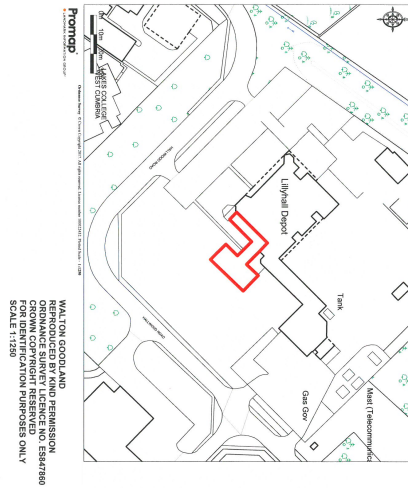
Strictly by appointment only.

Walton Goodland act as agents for the Vendors of this property. No person in their employment has any authority to make any representations of warranty whatsoever in relation to this property. All information and measurement in these details are given in good faith, are approximate and whilst every effort has been made to ensure accuracy this cannot be guaranteed. These details do not form part of any contract.

All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.

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Energy Performance Certificate

Non-Domestic Building



LINK BUILDING & SOUTH ANNEXE
Electricity Northwest Ltd
Lilyhall Depot, Hallwood Road
Lilyhall Industrial Estate, Lilyhall
Workington
CA14 4PW

Certificate Reference Number:
0031-0433-2119-6322-2092

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

119 This is how energy efficient the building is.

Technical Information

Main heating fuel: Gnd Supplied Electricity
Building environment: Heating and Mechanical Ventilation
Total useful floor area (m²): 407
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m² per year): 102.99
Primary energy use (kWh/m² per year): 609.18

Benchmarks

Buildings similar to this one could have ratings as follows:
28 If newly built
83 If typical of the existing stock

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