

BUSINESS UNITS TO LET

**UNITS 1, 2 & 3 ST HELENS BUSINESS PARK,
WORKINGTON, CA14 1NH**



**TO
LET**

- ◆ **Trade counter / leisure / workshop / industrial units.**
- ◆ **Prominent location on A596 opposite ASDA Supermarket.**



UNIT 3

DESCRIPTION

St Helens Business Park is prominently located fronting Maryport Road (A596) with good access to the A66 and M6 motorway. The site sits directly opposite Dunmail Park shopping centre which is anchored by a 70,000 sq ft ASDA Supermarket. St Helens Business Park is located approximately one mile north of Workington Town Centre, one of the principal towns on the West Cumbrian coast line.

ACCOMMODATION

The development comprises three units each of a clear span single-storey portal frame structure clad in facing brick and insulated colour coated steel sheeting, Each unit has a reinforced concrete floor and a height to underside of eaves of 4.5 m.

We calculate that the units have the following approximate sizes:

Unit	Ground Floor GIA	Mezzanine (Approximate)	Parking
1	12,463 sq ft (1,161.1 sq m)	1,490 sq ft (138.5 sq m)	23 spaces
2	17,518 sq ft (1,628.0 sq m)	2,832 sq ft (263.2 sq m)	23 spaces
3	19,972 sq ft (1,856.2 sq m)	2,832 sq ft (263.2 sq m)	30 spaces

SERVICES

All mains services are connected to the property, with single phase electricity for Unit 1 and 3-phase electricity for Unit 2. Unit 3 is currently awaiting reconnection.

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UNIT 1



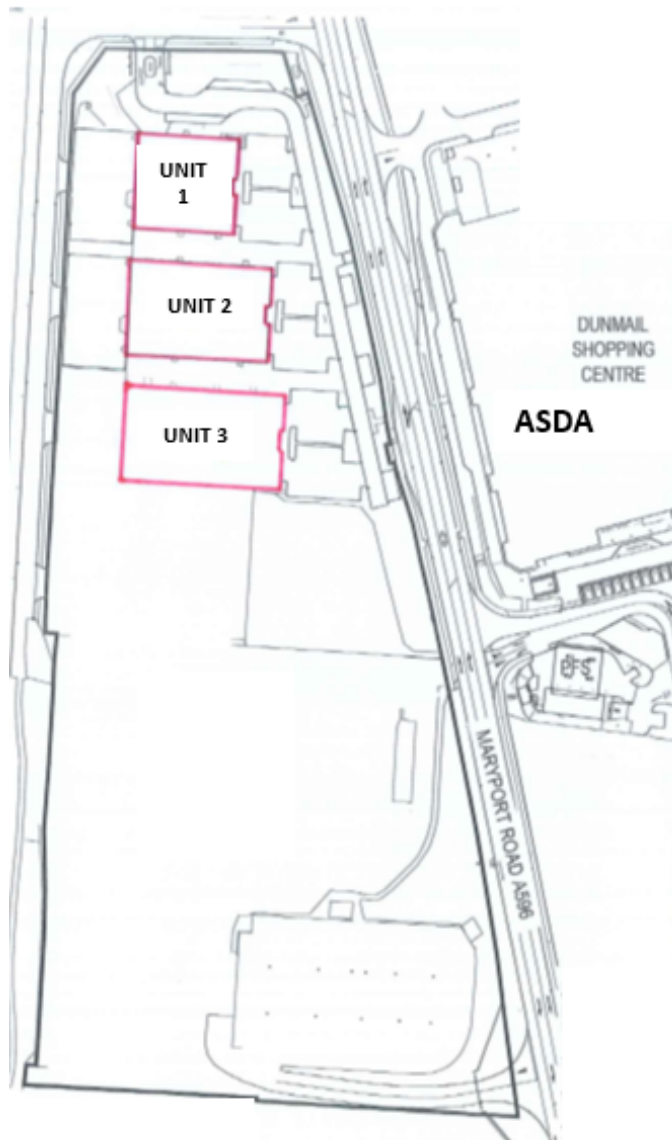
**UNIT 1
MEZZANINE**



**UNIT 1
GROUND FLOOR OFFICES**

DRONE FOOTAGE

Drone footage can be viewed via the following link: <https://youtu.be/vPCJykkwRtc>



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LEASE TERMS

The properties are available on flexible lease terms on a full repairing and insuring basis.

RENT

The units are available at a rent based upon **£6 per sq ft**, exclusive of VAT, business rates and service charge.

BUSINESS RATES

The properties have the following rateable values:

Unit 1: £29,750
Unit 2 £40,000
Unit 3: £55,500

The standard business rates multiplier for 2022/2023 is 51.2p

ENERGY PERFORMANCE CERTIFICATE (EPC)

The units have the following EPC ratings:

Unit 1: 91-D
Unit 2: 38-B
Unit 3: 112-E

Full EPC certificates available upon request.

LEGAL COSTS

Each Party is to be responsible for their own legal costs incurred in the any transaction.

PLANNING

Unit 1 has planning consent for Class B8 or Class E use.
Units 2 and 3 have Class B8 planning consent.

CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which can be found on www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf
We recommend you obtain professional advice if you are not represented.

VIEWINGS

Strictly by appointment with Cheetham & Mortimer:

Contact: Stephen Perrett
Mobile: 07836 339 350
Email: sperrett@cheetham-mortimer.com

SUBJECT TO CONTRACT

JUNE 2022

 @MRRETAILEXPERT 

WWW.CHEETHAM-MORTIMER.COM