

**UNIT 5B
DERWENT DRIVE, DERWENT HOWE
WORKINGTON**

TO LET

**INDUSTRIAL PREMISES
1,104m₂ (11,879 Sq Ft)**

LOCATION

The unit is ideally situated fronting Derwent Drive on the Derwent Howe Industrial Estate in Workington. The town is the principal industrial and retail location within West Cumbria and the unit is adjacent to the Derwent Howe Retail Park. Workington is situated on the west coast of Cumbria approximately 35 miles south west of Carlisle.

DESCRIPTION

The premises comprises a single storey warehouse of steel portal frame construction beneath a pitch and profile sheet roof. The eaves extend to a height of approximately 12ft with external tarmac surfaced car parking and unloading space.

Internally there is integral toilet facilities, access to the unit is via an up-and-over roller shutter door.

ACCOMMODATION

We have measured the premises to have a gross internal area of 1,104m² (11,879 sq ft).

RATES

The Rateable Value of premises is not yet separately assessed. The current Uniform Business Rate for 2005/06 is 42.2p in the £.

SERVICES

All mains services will be provided including water, gas Powermatic warm-air blowers throughout, three-phase electricity and mains drainage.

TERMS

The premises are available on a new full repairing and insuring lease for a minimum term of five years or multiples thereof.

RENTAL

Offers in the region of £44,500 per annum exclusive.

VAT

VAT is payable on the rent at the prevailing rate.

LEGAL COSTS

The ingoing tenant is to be responsible for the landlords reasonable legal costs incurred with the transaction.

VIEWING

Strictly by appointment via joint agents:

Whittle Jones North West.
Telephone: 01257 238666

&

Walton Goodland
Telephone: 01228 514199

