

TO LET



Commercial/Industrial/Light Industrial/Office/Storage/2446 sq
ft (227 sq m) /£15,000

Unit 2, Enterprise Court, Lakes Road,

Derwent Howe, Workington

Cumbria, CA14 3YP

Walton Goodland

agency@walltongoodland.com

01228 514199



**WORKSHOP UNIT, CURRENTLY FITTED OUT AS A DANCE STUDIO,
SITUATED WITHIN POPULAR INDUSTRIAL ESTATE.**

- PARKING AVAILABLE TO FRONT OF UNIT ON SITE.
- FIRST FLOOR MEZZANINE WITH ADJOINING KITCHENETTE AND OFFICES.
- RECENTLY MODERNISED INTERIOR.
- ALTERNATIVE USES CONSIDERED SUBJECT TO PLANNING CONSENT.

DESCRIPTION

The unit comprises a ground floor workshop with roller shutter, as well as storage, changing room, reception and disabled toilet. The mezzanine area consists of open viewing area, office, staffroom and kitchenette.

The unit is currently set up as a dance studio, with a spring loaded dancefloor and wall mounted mirrors. These can be purchased from the existing tenant via separate negotiation.

LOCATION

Enterprise court is located within Derwent Howe Industrial Estate, close to Workington town centre.

Workington is 34 miles south-west of Carlisle and 9 miles West of Cockermouth.

ENERGY PERFORMANCE CERTIFICATE

TBC.

SERVICES

All mains services are available to the property.

The tenant is responsible for the payment of all utilities/services.

VAT

VAT is not payable in addition to the rent.

LEASE

A new full repairing and insuring lease for a term of years to be agreed.

ACCOMMODATION

The unit comprises the following approximate areas:-

Ground Floor

Reception – 147 sq ft (13)

Main workshop (dance room) – 865 sq ft (80.36)

Changing room – 171 sq ft (15.92 sq m)

(2 shower units)

Second dance room – 303 sq ft (28.19)

Storage room – 222 sq ft (20.67)

Accessible Toilet – WC, WHB and Urinal.

First Floor

Staff room/office – 208 sq ft (19 sq m)

Upper right room (dance room) – 302 sq ft (28 sq m)

Open mezzanine – 227 sq ft (21 sq m) – this area also provides access to the rooms listed above.

Kitchen area – Stainless Steel Single Drainage Sink Unit.

Toilet – WC, WHB

RENT

£15,000 PA, exclusive of business rates, VAT and all other outgoings.

RATEABLE VALUE

Unit 2 – £13,500 (2023 listing)

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

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.

VIEWINGS

Please contact Walton Goodland.

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agency@wالتongoodland.com www.wالتongoodland.com





Energy performance certificate (EPC)

| | | |
|---|----------------------------------|--|
| Unit 2 Enterprise Court Lakes Road Dovedale Industrial Estate Worksop, Nottingham CA14 2YP | Energy rating B | Valid until 11 February 2015 |
| Property type General Assembly and Leisure, Night Clubs, and Theatres | | Certificate number 5118-1022-3102-0728-1606 |
| Total floor area 256 square metres | | |

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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