

**nationalgrid**

**Freehold – For Sale**

**Land at Stanley Street  
Workington  
Cumbria  
CA14 2JB**

BNP Paribas Real Estate  
One Trinity Gardens  
Broad Chare  
Newcastle upon Tyne  
NE1 2HF

Tel : 0345 850 8929

Development Site  
Size 2.01 acres (0.81 ha)



- Development opportunity
- Prominent location fronting Havelock Road
- Suitable for a range of alternative uses subject to planning

### Location

Workington is the main commercial centre in West Cumbria, being located approximately 35 miles south-west of Carlisle, 5 miles south-west of Maryport and some 40 miles west of J40 of the M6 at Penrith.

The site benefits from good transport links with Workington Railway Station situated adjacent, providing links to the Cumbrian Coastline linking rail connections to Carlisle and Barrow-in-Furness.

The Port of Workington is situated within close proximity and Workington town centre is approximately 1 mile away.

Local amenities include McDonald's Restaurant, Eclipse Leisure Centre, Morrison's, B&Q and Halfords. Derwent and Clay Flatts Industrial Estates are situated close by.

### Description

The site provides hard standing and vacant office and workshops premises. The site is bounded by a mixture of a brick built walls and secure steel palisade fencing.

Access points are available from both Stanley Street and Havelock Road.

### Accommodation

The site extends to 0.81 hectares (2.01 acres)

The existing buildings provide the following gross internal areas:

Area	sq. m	(sq. ft)
<b>Building A</b>	632.86	(6,812)
<b>Building B</b>	550.54	(5,926)
<b>Harbour View (Offices)</b>	325.44	(3,503)
<b>Total:</b>	<b>1,508.84</b>	<b>(16,241)</b>

### Tenure

Freehold with vacant possession

### VAT

All figures within these terms are exclusive of VAT where chargeable.

### Services

Interested parties should make their own enquiries regarding the availability of any services required.

### Business Rates

The premises will need to be reassessed upon occupation. Interested parties should verify this information by contacting the local Valuation Office directly.

### EPC

To be confirmed.

### Retained Land/Easements



As indicated on the attached plan. The area edged in red shows the location of operational telephone mast equipment currently remaining on site along with the required easements/right of way for access coloured in brown and blue.

Further information can be found by logging in to website. [www.ngpp.co.uk](http://www.ngpp.co.uk)

### Planning

The site has most recently been used as a mixed use site. The site could be capable of a number of commercial or residential uses subject to the necessary planning permission.

Interested parties should make their own enquiries with the local Planning Authority.

### Price

Upon application

### Further information

For further information and important documentation Please visit [www.ngpp.co.uk](http://www.ngpp.co.uk)

### Viewing

Strictly by appointment with the sole agent BNP Paribas Real Estate

#### **Aidan Baker**

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#### **Bikki Purewal**

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Location Plan (For information only)

