

NOW LEASING **UNIT 1**  
LARGEST AVAILABLE UNIT IN CUMBRIA



# DISCOVERY PARK

LILLYHALL WORKINGTON, CUMBRIA **CA14 4HX**

FULLY REFURBISHED HIGH BAY INDUSTRIAL / WAREHOUSE UNIT  
**UNIT 1 - 153,904 SQ FT (14,298 M2)**

- Extensive Yards • Power up to 1.5MGW with more available
- Suitable for a variety of uses including Storage/Distribution, Engineering, Stock Holding & Manufacturing

**01942 252816**

**[www.discoverypark.uk](http://www.discoverypark.uk)**

# MAJOR NEW DEVELOPMENT

## DESCRIPTION

Discovery Park comprises 42 acres of commercial employment land and ancillary buildings prominently fronting the Distington Bypass.

This major new development has planning for industrial use that could include warehouse/ logistics utilising the extensive warehouse accommodation.

Due to its highly prominent road frontage the site has the potential for several different use opportunities including automotive, office, educational, drive-thru, pub/restaurant, residential, hotel - subject to planning and enquires are invited from interested parties.

## A HIGHLY PROMINENT SITE COMPRISING OF 42 ACRES

The surrounding Lillyhall estate comprises a large mix of uses including educational, car showroom, industrial, distribution and manufacturing operators, notable occupiers include Eddie Stobart, Euro Car Parts, Stagecoach and The Vella Group. There are a number of higher education bodies including The Lakes College West Cumbria, The National College for Nuclear, The Energy Coast University Technical College and The Energen Campus.

More recently Euro Garages opened their newly developed petrol/diesel filling station in the immediate vicinity of the site with the development including a new Burger King, Sainsburys Local, Greggs and Starbucks.

The area is renowned for Car Dealerships including Walkingshaw (Volkswagen & KIA), Arnold Clark (Ford), Myers & Bowman (Toyota), Dobies (Vauxhall & Peugeot) and Border Cars (Mazda, Skoda, Mitsubishi & Fiat).

LOCAL OCCUPIERS INCLUDE  
EDDIE STOBART, EURO CAR PARTS,  
ARNOLD CLARK - FORD, GREGGS,  
BURGER KING AND STARBUCKS





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UNITS + YARDS TO LET

# “GREEN CREDENTIALS”

REDUCE YOUR CARBON FOOTPRINT  
& DRIVE DOWN YOUR BOTTOM LINE

## ENHANCED SPECIFICATION OPTIONS



Cycle spaces  
and shower facilities



Option for PV Panels/  
Battery Storage/  
Air Source Heat Pumps



Net zero options rainwater  
recovery & green spaces



EV  
charging points



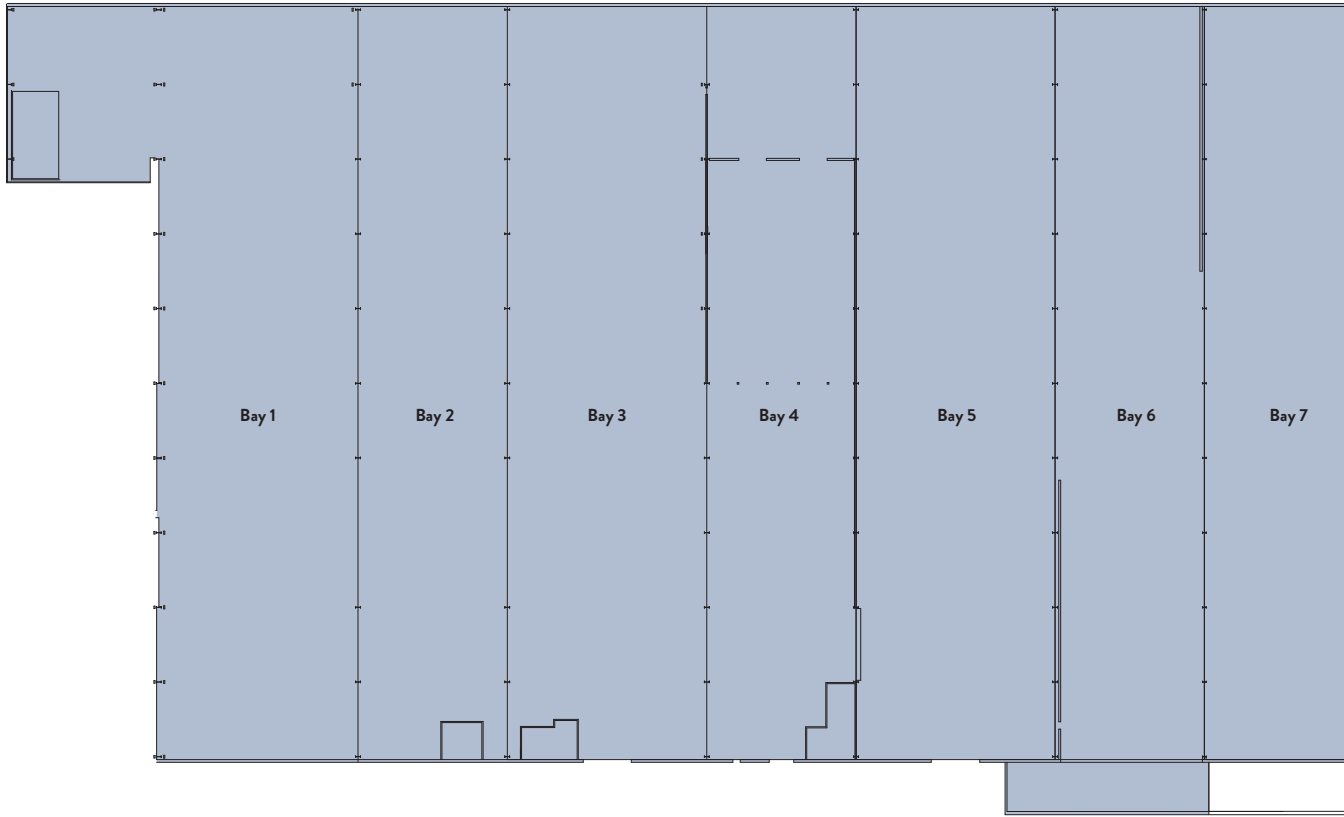
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SUSTAINABLE ENERGY SOLUTIONS

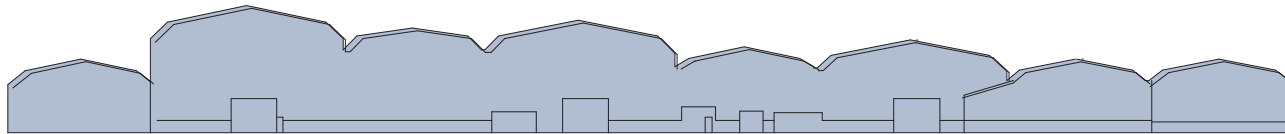


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UNITS + YARDS TO LET



North West Elevation



**FULLY REFURBISHED** HIGH BAY  
INDUSTRIAL / WAREHOUSE UNIT  
**UNIT 1 - 153,904 SQ FT (14,298 M2)**



Power up to 1.5MGW with more available on site



New vertical cladding



Eaves heights up to 12.2m (Apex 16.4m)



Excellent loading



Extensive yards plus additional yards available



Office space available  
35,000 sq ft

# LOCATION

The site is located between the two main roundabouts at the Lillyhall sector of the Distington Bypass (A595). Prominently fronting the busy dual carriageway which is a main arterial route from Carlisle to Dalton-In-Furness passing through the major local towns such as Workington and Whitehaven. The site is located towards the south of Lillyhall industrial estate.

Workington, including its port facilities, and Whitehaven are easily accessed via the A595 both within close proximity to the site and Carlisle is approximately 35 miles north with access to the M6 motorway at J40, Penrith.



The Port of Workington is located at the mouth of the River Derwent on the south side of the entrance to the Solway Firth. The Port of Workington is the largest port in Cumbria and one of the main hubs in the North West of England.

It consists of an enclosed commercial dock (the Prince of Wales Dock) with seven berths owned and operated by the Port. The dock can accommodate vessels of up to 12,000 dwt, 137.2 metres length overall and 20.4 metres beam.

The Port of Workington handles around 300,000 tonnes of cargo a year and has approximately 300 ship movements annually.



The site is easily accessible via public transport due to the excellent local infrastructure. There is an hourly train from Carlisle to Workington which takes 48 minutes with the first and last trains at approx 6am and 10pm.



There is a bus service from Whitehaven, Maryport and Workington with buses running every 15 minutes stopping at the Lakes College, the Ambulance Station and Joseph Noble Road all within the immediate vicinity of the site.



## DRIVE TIMES/DISTANCES:

<b>Workington</b>	6 minutes/3 miles
<b>Whitehaven</b>	10 minutes/5 miles
<b>Lake District National Park</b>	16 minutes/8 miles
<b>Barrow-in-Furness</b>	96 minutes/51 miles
<b>Sellafield</b>	25 minutes/15 miles
<b>Carlisle</b>	50 minutes/33 miles
<b>Penrith</b>	55 minutes/40 miles
<b>M6 Junction 40</b>	44 mins/ 37 miles
<b>Workington / Port of Workington</b>	6 minutes/3 miles







Eddie Stobart

A595

Arnold Clark

KIA

VW

XTRIMS

EURO CAR PARTS



SEAT

CUPRA

Lakes College

NATIONAL COLLEGE FOR NUCLEAR

DISCOVERY PARK  
WORKINGTON, CUMBRIA



GREGGS

BURGER KING

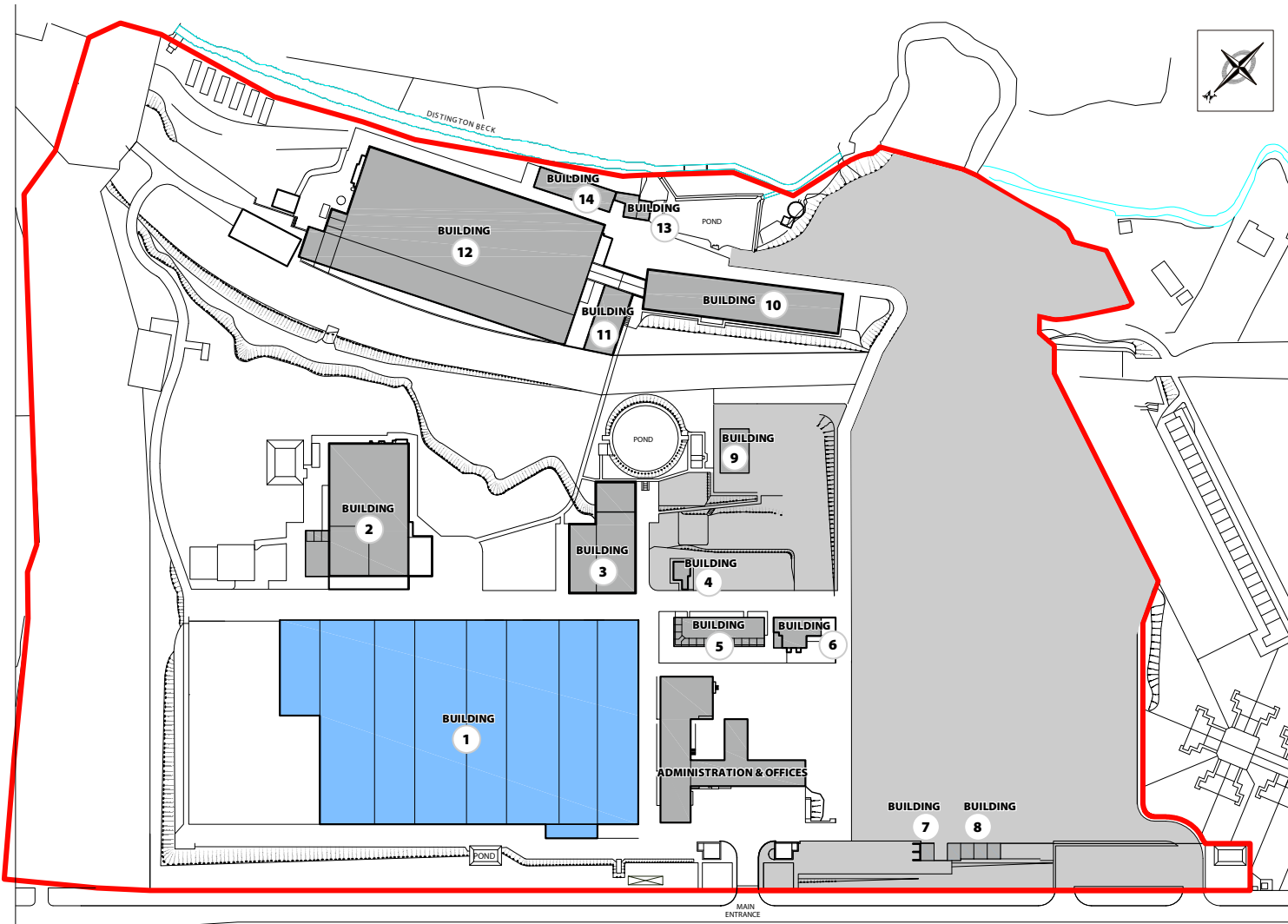


A595

OTHER UNITS ARE AVAILABLE OFFERING FROM 4,000 SQ FT, WITH OFFICES AND ADDITIONAL YARDS TO SUIT AN OCCUPIERS SPECIFIC REQUIREMENTS.

# THE SITE

## UNIT 1



**UNIT 1** IS IMMEDIATELY AVAILABLE AND OFFERS A FULLY REFURBISHED HIGH BAY INDUSTRIAL / WAREHOUSE UNIT COMPRISING **153,904 SQ FT (14,298 SQ M)** WITH EXTENSIVE YARDS.

OTHER UNITS ARE AVAILABLE OFFERING UNITS FROM **4,000 SQ FT** WITH OFFICES AND ADDITIONAL YARDS TO SUIT AN OCCUPIERS SPECIFIC REQUIREMENTS.



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REFURBISHED



EXTENSIVE ADDITIONAL YARDS AVAILABLE

# FURTHER INFORMATION

## RATES

Tenants will be responsible for the payment of business rates.

## SERVICE CHARGE

A service charge is payable for general maintenance of the common areas of the estate, security etc.

## VAT

All rents and prices quoted are subject to vat at the prevailing rate.

## RENT

On application.

## AVAILABILITY

Unit 1 is immediately available and offers a fully refurbished high bay Industrial / Warehouse Unit comprising 153,904 sq ft (14,298 m2) with extensive yards.

Other units are available from 4,000 sq ft, with offices and additional yards to suit an occupiers specific requirements.

## TERMS

Units 1 is available on a new full repairing and insuring lease for a term of years to be agreed.



# ALL ENQUIRIES 01942 252816

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