



For Sale

Impact Housing Association Ltd, Nook Street, Workington,
North West, CA14 4EH

11,349 SqFt (1,054.32 SqM)

**AVISON
YOUNG**

Location

The property is located on Nook Street which is just of the A596 Road which is at the Centre of Workington Town Centre. The property is less than a 5 minute walk to the main high street. The surrounding area predominantly residential buildings with sever food outlets and retailer.

Description

The property is a three storey office building which is arranged over basement, ground and two upper floors. The building is of brick construction and extending approximately 11,349 sq. ft.

Externally, the property benefits from an enclosed car park which a brick built perimeter wall; which provides 35 car parking spaces.

Specification

- Reception/ entrance area
- Toilet facilities on each floor
- The floor plates are heavily subdivided with structural walls creating cellular offices/ meeting spaces.
- Suspended ceilings with mineral fibre tiles
- Strip lighting incorporated in the suspended ceilings
- Perimeter trunking throughout the building
- Mess/ canteen area on the top floor
- Natural ventilation throughout the building
- Mixture of double and single glazed windows.

Accommodation

Floor	Sq ft	Sq m
Basement	384	35.67
Ground Floor	5,248	487.54
First Floor	4,557	423.35
Second Floor	1,927	179.02
Total	12116	1125.58

Tenure

Freehold

Price

£600,000 Guide Price

EPC

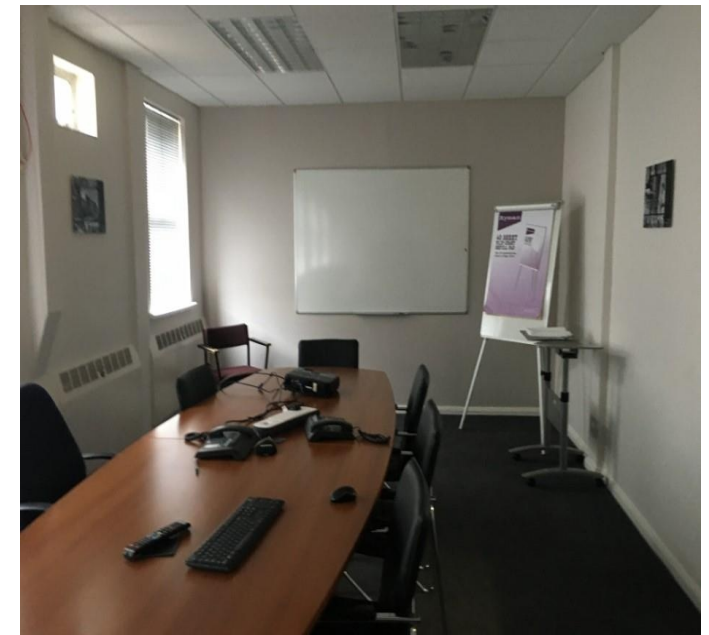
Available upon application.

Legal Costs

Each party will be responsible for their own legal costs for this transaction.

Viewings

Viewings are strictly by appointment. Please contact Remi.smith@avisonyoung.com to view.



Highlights

The property is located less than 5 minute walk from Working Town Centre.

Potential for redevelopment (subject to planning).

Secure carpark providing 35 carparking space.

L- Shaped property with flexible building footprint.



**If you would like to know
more please get in touch.**

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- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

22 January 2024

File No: 112267

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