

MAJOR NEW DEVELOPMENT
LOCATED ON BRITAIN'S ENERGY COAST



DISCOVERY PARK

LILLYHALL WORKINGTON, CUMBRIA CA14 4HX

156,000-325,000 SQ FT INDUSTRIAL / DISTRIBUTION UNITS

- 20 Acres of Yards
- Offices to Suit Requirements

01942 252816

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 Enerqus 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, Sainsbury's 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

**Eddie
Stobart**

Stagecoach

TheVellaGroup
BUSINESS CENTRES

**NATIONAL COLLEGE
FOR NUCLEAR**

**ENERGY COAST
UTC**

BNFL





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 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:

Workington	6 minutes/3 miles
Whitehaven	10 minutes/5 miles
Lake District National Park	16 minutes/8 miles
Sellafield	25 minutes/15 miles
Carlisle	50 minutes/33 miles
Penrith	55 minutes/40 miles
M6 Junction 40	44 mins/ 37 miles



Eddie Stobart

A595

Arnold Clark



Stagecoach



Euro Car Parts



Cumbria Waste Group

Lakes College

National College for Nuclear



GREGGS



A595



THE SITE

SCHEDULE OF ACCOMMODATION



**INDUSTRIAL /
WAREHOUSE UNITS**
156,000 - 325,000 Sq Ft

SMALLER UNITS
From £100pw

OFFICES
From
1 Desk up to 30,000 Sq Ft

YARDS
From
£100pw up to 20 Acres



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.

AVAILABILITY

A variety of warehouse / industrial units, yards & offices to accommodate requirements.
Please call for current availability.

RENT

On application.

TERMS

The Units are available on new full repairing and insuring leases for a term of years to be agreed.

ALL ENQUIRIES 01942 252816



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