

To Let



Workington

Unit S41, 3 Steelmans Walk, Washington Square

First Floor Area: 7,848 sq ft (729.1 sq m)

Rent on Application

Location & Description:

- Washington Square Shopping Centre dominates the prime retail offering in Workington town centre and provides approximately 263,000 sq ft of open pedestrianised retail space with 60 retail units.
- Key retailers include Next, Home Bargains, Poundland, River Island and New Look. The centre also benefits from a 427 space multi-storey car park, the entrance to which is situated directly opposite the subject unit. Occupiers in the immediate vicinity include The Garden Bar & Restaurant, Costa Coffee and New Look.
- The premises are arranged over ground and first floor.

Demise:

Ground Floor 292 sq ft (27.1 sq m)

First Floor 7,848 sq ft (729.1 sq m)

Rent:

Available on request.

Lease:

The unit is available by way of new 10 year effectively full repairing and insuring lease subject to 5 year upward only rent reviews.

Service Charge:

Available on request.

EPC:

Available on request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2026) – £32,000.

Date Prepared:

Updated April 2026

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

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