



WASHINGTON SQUARE

///birds.chair.doctor

Workington
Cumbria
CA14 3DU

Occupiers Include

BETFRED



Iceland

GREGGS

COSTA

home bargains



WASHINGTON SQUARE

Site Plan



241,001 sq.ft

Total development



61

Retail units on site



110,421

Catchment within 20 minute
drivetime



400+

Parking Spaces



View on Google Maps

AVAILABLE UNITS



Unit 3 Steelmans Walk

	SQ.FT	SQ.M
Area	4,459	414.2
Rent	POA	
Rates	£24,576	
Insurance	£2,004	
Service Charge	£12,389	
EPC	TBC	



Unit 9 Risman Place

	SQ.FT	SQ.M
Area	3,195	296.8
Rent	POA	
Rates	£17,950	
Insurance	£1,087	
Service Charge	£2,801	
EPC	TBC	



Unit 16 Risman Place

	SQ.FT	SQ.M
Area	833	77.3
Rent	POA	
Rates	£6,986	
Insurance	£579	
Service Charge	£633	
EPC	TBC	

Washington Square offers a dynamic selection of retail units suited to a wide range of occupiers.

Whether you're an established brand or an emerging business, the available spaces provide flexible layouts, high footfall exposure, and proximity to leading national retailers.

Units vary in size and configuration, with options ideal for fashion, lifestyle, food & beverage, and essential services.

Each unit benefits from the centre's strong customer base, excellent visibility within the pedestrianised environment, and convenient access to parking and public transport.

DESCRIPTION

Washington Square is the dominant retail destination in Workington, a thriving coastal town in Cumbria. Positioned at the heart of the town centre, the centre offers a pedestrianised shopping environment with over 60 retail units, providing a vibrant mix of convenience, fashion, food & beverage, and essential services.

The scheme extends to approximately 240,000 sq.ft and is anchored by major national retailers including TK Maxx, Next, River Island, and JD Sports, with further representation from brands such as WHSmith, Pandora, HMV, and Poundland. The centre benefits from a 427-space multi-storey car park.

LOCATION

Washington Square Shopping Centre is prominently located in the heart of Workington, a thriving coastal town in Cumbria. The centre fronts Risman Place and Jane Street, placing it at the core of the town’s pedestrianised retail zone and within easy reach of key local amenities including the Town Hall, Travelodge, and Workington Train Station.

Workington benefits from strong regional connectivity, situated approximately 31 miles south-west of Carlisle and 39 miles north-east of Kendal. The town is well-served by the A596 and A66 road networks, providing direct access to surrounding areas and the Lake District National Park.

Public transport links are excellent, with Workington Train Station just a short walk from the centre, offering regular services to Carlisle and Barrow-in-Furness. Local bus routes also serve the town centre, ensuring convenient access for shoppers and visitors from across West Cumbria.

SERVICES



Parking



SERVICE CHARGE & INSURANCE

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

PLANNING

It is the ingoing tenant’s responsibility to verify that their intended use is acceptable to the Local Planning Authority.

EPC

Further information available upon request.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

SHEET ANCHOR EVOLVE

part of M²Core



Adam Davies

07792 701 593

020 7228 6508

adavies@saevolve.com



Tom Prescott

07841 168 163

tom@barkerproudlove.co.uk

Grant Owens

07808 646 576

grant@barkerproudlove.co.uk

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1166 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of statistical information and there will inevitably be errors in it. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given, in no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org.uk/uploading-professional-standard/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.

**Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.