

TO LET - **THE OLD THEATRE** DOVENBY HALL ESTATE, COCKERMOUTH, CA13 0PN



Floor Area 3,967 sq ft (368.49 sqm)

LOCATION

The Dovenby Hall Estate is located some 3 miles north west of Cockermouth close to both the A595 which links West Cumbria with the M6 motorway at Carlisle and the A66 trunk road which joins the M6 at Penrith. The estate comprises a prestigious high quality development located within some 115 acres of magnificent landscaped grounds on the edge of the Lake District National Park.

Parts of the Estate have recently undergone extensive re-development, with construction of the new multi-million pound M-Sport Evaluation Centre now complete and there are future plans to provide a further 5,000 sqm of business space, 2,450 sqm of offices and potentially a 60 bed hotel.

The Dovenby Hall Estate has affirmed its position as a major business park location within Cumbria.

DESCRIPTION

The Old Theatre has been refurbished to a high standard and provides largely open plan office space. The main space is double height and benefits from a vaulted ceiling with exposed beams and Velux roof lights providing high levels of natural light. There are also a range of private offices and meeting rooms, together with good quality staff and amenity facilities.

Full details of the specification can be provided, but key elements include:

- * 24 hour on site security
- * 39 no. dedicated car parking spaces
- * Quality internal finishes
- * CAT 2 lighting to give 500 lux to office areas.
- * CAT 6 data cabling
- * Oil fired under floor heating system
- * UPVC double glazed doors and windows
- * Male, female & disabled WCs + shower



ACCOMMODATION

Net Internal Area	3,967 sq ft	(368.49 sq m)
Ground Floor	2,989 sq ft	(277.64 sq m)
First Floor	978 sq ft	(90.85 sq m)

SERVICES

Mains electricity, water and drainage are connected to the property. Heating is provided by way of an oil fired under floor heating system, together with wall mounted panel radiators in certain areas.

RATING ASSESSMENT

The Valuation Office Agency website describes **The Old Theatre** as Offices & Premises with a 2017 List Rateable Value of £28,500. The small business rate multiplier in the £ for the current (2021/2022) rate year is 49.9p. The draft 2023 List Rateable Value confirmed by the Valuation Office Agency is £30,250. The National Non-Domestic Rate in the £ for the current 2022/2023 rate year is 49.9p

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of D-87

TERMS

To Let by way of a new full repairing and insuring lease for a term of years to be agreed at rent of £38,000pa.

In addition to rent a service charge is also applicable as a contribution towards the repair, maintenance of the common parts of the Estate; including 24 hour security costs, landscaping etc.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

VAT if applicable will be charged on rent and other outgoings.

VIEWINGS

Strictly by appointment with Carigiet Cowen. Contact:

Richard Percival rpercival@carigietcowen.co.uk or Mike Beales mbeales@carigietcowen.co.uk

Details amended DEC 2022

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