

TO LET

UNIT 7D LAKELAND BUSINESS PARK COCKERMOUTH CA13 0QT

Office Unit - 403 Sq Ft (37.44 Sq M)



LOCATION

Cockermouth is an attractive market town on the northern edge of the Lake District. Access to the M6 is approximately 30 miles (40 mins) to the east at J40 Penrith, or J44 Carlisle to the northeast. Workington (15 mins), Whitehaven (20 mins) and Sellafield (40 mins) are situated to the west and south via the A66 & A595.

Lakeland Business Park is situated on the outskirts of Cockermouth close to Oakhurst Eurogarages, with excellent access to the A66 at Lamplugh roundabout.

Current occupiers on the Business Park include Saint & Co Accountants, Day Cummins Architects, Tetra Tech, the Nuclear Decommissioning Authority, and NFU Insurance, and Burnetts Solicitors

DESCRIPTION

Lakeland Business Park offers a range of suites within purpose built, modern office buildings in an attractive landscaped estate setting, benefiting from good levels of parking and CCTV coverage.

Building 7 is a multi-let office facility offering suites in a variety of sizes over ground and first floor. Access is via a secure entry intercom system. There are shared kitchen areas and WC facilities on both floors.

Unit 7D is a ground floor open plan office suite, suitable for 4-5 staff.

SERVICES

Heating is currently provided by way of electric storage heaters. Mains water is provided to the communal kitchens and WCs.

ENERGY PERFORMANCE CERTIFICATE

The suite does not currently hold an EPC, one is being commissioned and will be made available shortly.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Offices and premises with a 2023 List Rateable Value of £3,250. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

*** 100% RATES RELIEF FOR QUALIFYING OCCUPIERS ***

LEASE TERMS

Unit 7D is available for a term of years to be agreed by way of a new effective full repairing and insuring lease subject to a service charge. The rent will be subject to periodical reviews dependent upon the length of lease agreed.

Rent: £4,836 p.a.
Service Charge: £1,305.35 p.a.

COSTS

Each party will bear their own legal and professional costs incurred. A rental deposit may be required.

VAT

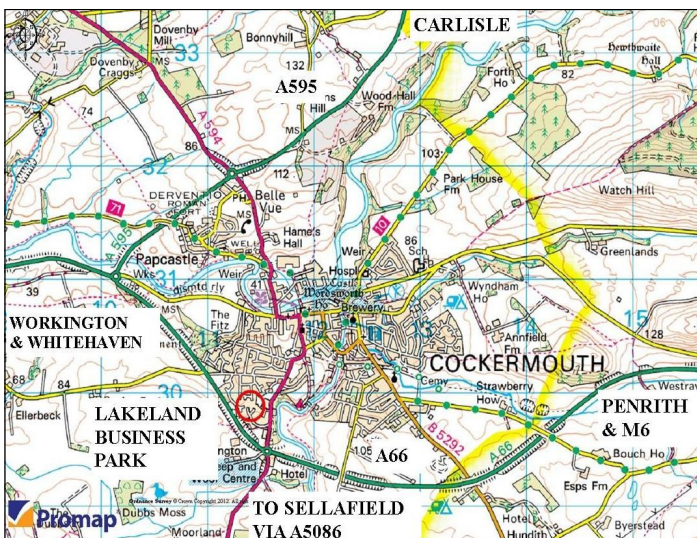
The property is registered for VAT and VAT will be charged on rent and other outgoings.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen. For further information please contact:

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