

TO LET

UNIT 4B LAKELAND BUSINESS PARK COCKERMOUTH CA13 0QT

**FIRST FLOOR OFFICE SUITE
1,454 SQ FT (135.10 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 J40 at Penrith, or J44 at Carlisle. 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 located on the outskirts of Cockermouth with excellent access to the A66. Current occupiers on the Business Park include Saint & Co Accountants, Day Cummins Architects, Tetra Tech, Nuclear Decommissioning Authority, and NFU Insurance.

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.

Unit 4B is a first floor office suite comprising three good sized open plan office with further private office/ meeting room and small kitchen. Shared WCs are provided at ground floor accessed via the communal entrance lobby.

ACCOMMODATION

Useable Area 1,454 sq ft (135.10 sq m)

SERVICES

Mains electricity, water and a drainage are connected. Heating/ cooling is provided by Air Conditioning units.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of B-32.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Office and Premises with a 2023 List Rateable Value of £9,200. The National Non-Domestic Rate in the £ for the current 2023/2024 rate year is 49.9p.

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

LEASE TERMS

Unit 4B 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: £14,580 p.a.
Service Charge: £4,883.05 p.a.

COSTS

Each party will bear their own legal and professional costs incurred. Subject to covenant strength, a rental deposit may be required.

VAT

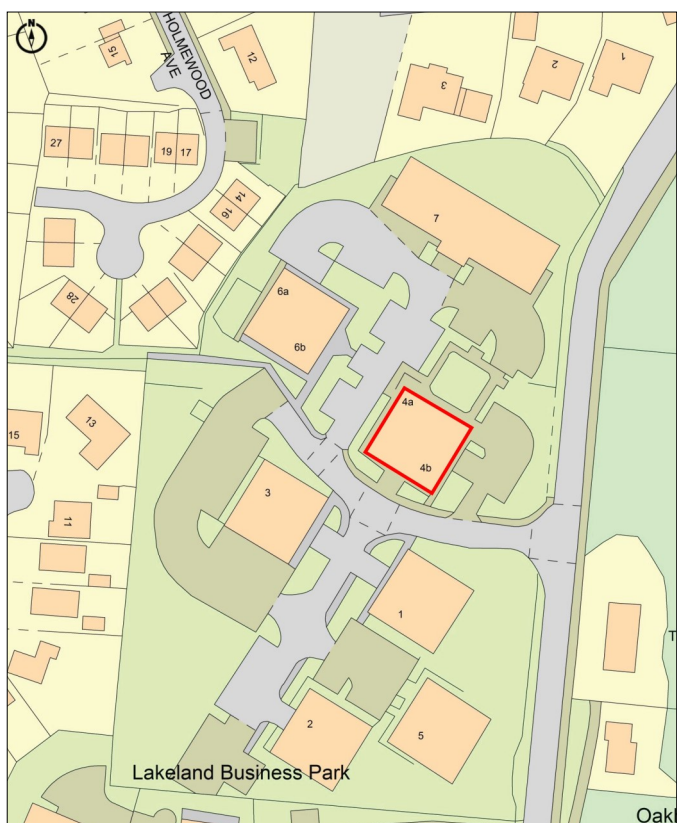
The property is registered for VAT and VAT will be charged on rent and other outgoings.

VIEWINGS

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

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