

3330/RP

COCKERMOUTH

SUTTON HOUSE, DOVENBY HALL
ESTATE, DOVENBY

GROUND FLOOR OFFICE SUITE

TO LET

1,025 sq ft 95.22 sq m



LOCATION

Dovenby Hall Estate is located some 3 miles north west of Cocker mouth 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.

Dovenby Hall 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. Occupiers on site include M Sport Ltd, Smart and Cook, NRL Recruitment and West Lakes Scientific Consulting Ltd.

The estate benefits from an on site restaurant facility and occupiers are able to take advantage of numerous woodland walks which criss-cross the estate. There is also comprehensive 24 hour estate's security, including a manned, single entry/exit point and CCTV coverage.

For identification purposes only, the property is shown highlighted on the attached estate plan extract. A floor plan of the suite is also included.

DESCRIPTION

The property comprises a self contained ground floor suite of refurbished offices within a detached two storey office block. The accommodation provides 3 office areas together with kitchen and WC facilities.

There is ample dedicated and visitor car parking adjacent to the property.

ACCOMMODATION

Net Internal Floor Area 1,025 sq ft (95.22 sq m)

SERVICES

All mains services are laid on to the building with the exception of gas. Heating is provided by way of an oil fired central heating system to panel radiators.

LEASE TERMS

The suite is immediately available for a term of years to be agreed by way of a new effectively internal repairing and insuring lease subject to a service charge provision.

The rent will be subject to periodical reviews depending on the length of lease agreed.

RENT

£10,250 pa exclusive of VAT.

RATING

The Valuation Office Agency website specifies that the 2010 Rateable Value is £8,600.

The national non-domestic rate for the current (2010/2011) rate year is 41.4p in the £.

COSTS

The incoming tenant will be responsible for all legal costs incurred in the transaction.

VAT

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

VIEWINGS

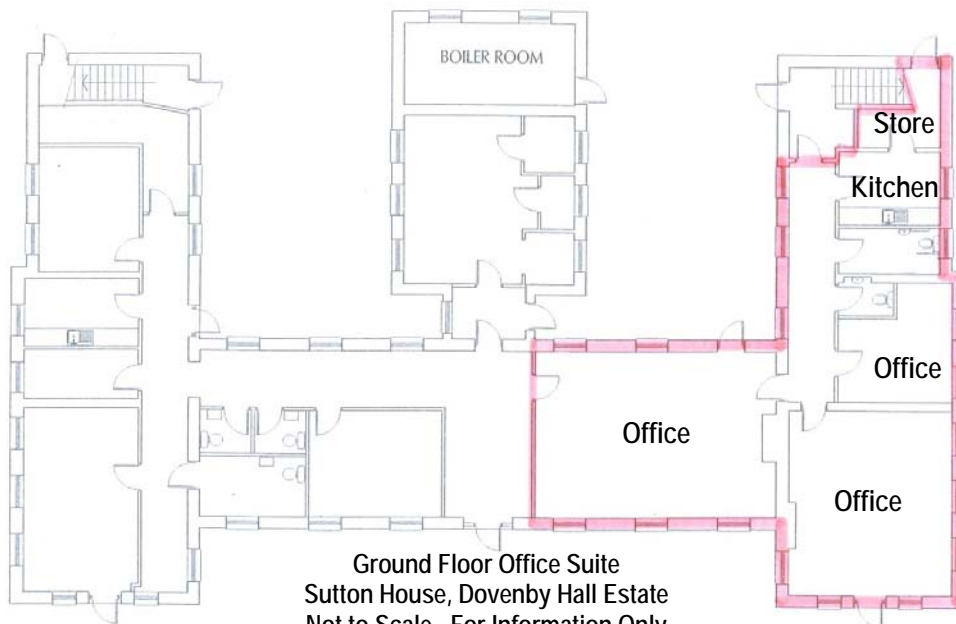
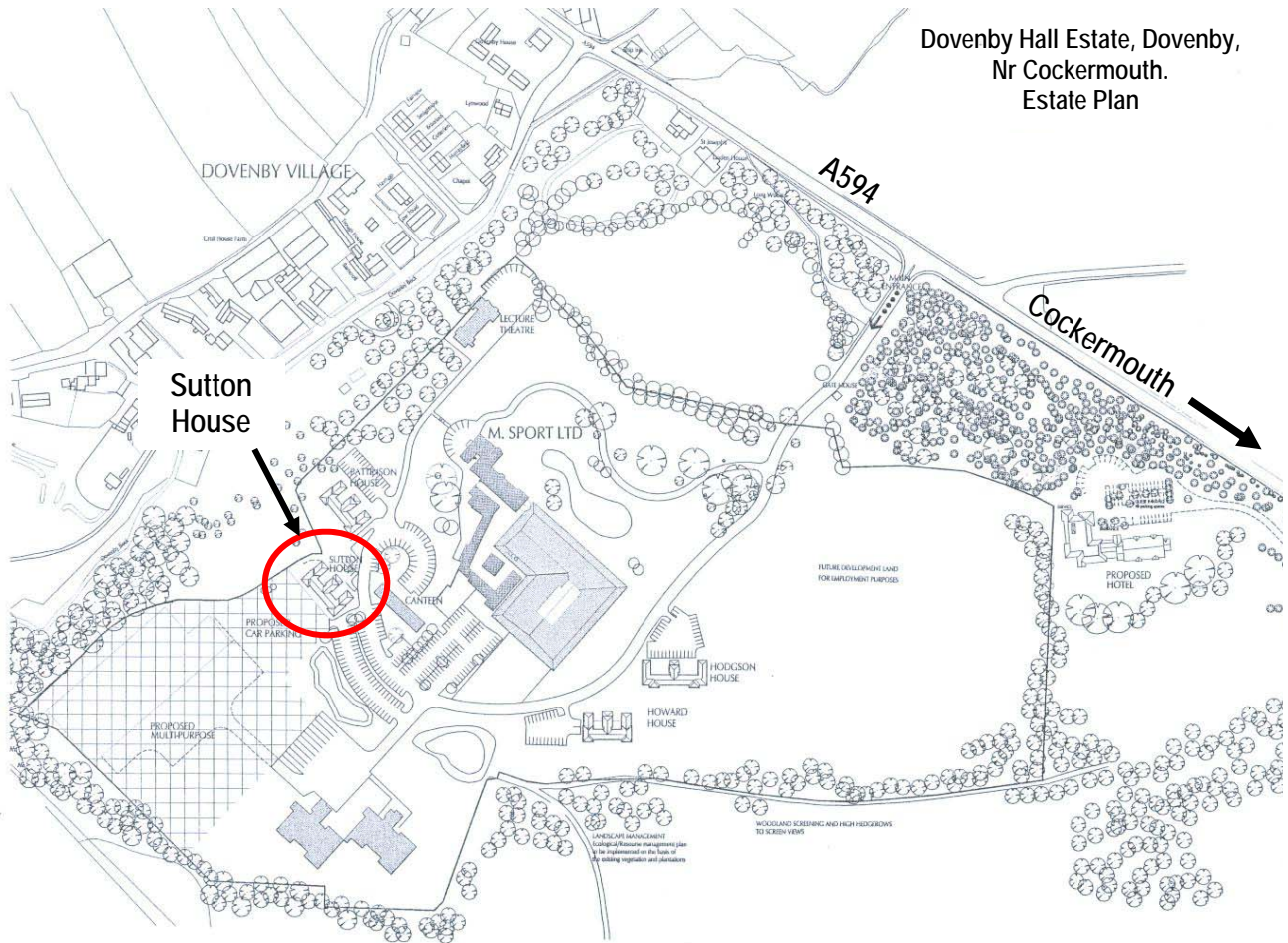
Strictly by arrangement through the sole agents Carigiet Cowen. Contact Richard Percival - rpercival@carigietowen.co.uk.

Details amended

April 2010



Dovenby Hall Estate, Dovenby, Nr Cockermouth. Estate Plan



**Ground Floor Office Suite
Sutton House, Dovenby Hall Estate
Not to Scale. For Information Only**

Messrs Carigiet Cowen for themselves and for vendors or lessors of this property whose agents they are give notice that:

1) the particulars are set out as a general outline only for the guidance of Intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;

2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

3) no person in the employment of Messrs Carigiet Cowen has any authority to make or give any representation or warranty whatever in relation to this property.