

7303/RP

COCKERMOUTH

SUTTON HOUSE, DOVENBY HALL
ESTATE, DOVENBY, CA13 0PN

FIRST FLOOR (RIGHT)
OFFICE SUITE

TO LET

1,780 sq ft 165.4 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, Bluefin/ Marsh and Cumbria Community Foundation.

The Estate benefits from comprehensive 24 hour estate's security, including a manned, single entry/exit point and CCTV coverage. Occupiers are also able to take advantage of numerous woodland walks which criss-cross the Dovenby Estate.

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

DESCRIPTION

The property comprises a self contained first floor suite within a detached two storey office building. The accommodation provides a mixture of flexible open plan and private 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 1,780 sq ft (165.4 sq m)

(potential to combine with the adjacent suite if required to provide circa 2,980 sq ft of first floor space)

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.

RENT

£18,000 pa exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

Energy Asset Rating D-82.

RATING

The Valuation Office Agency website specifies that the 2023 List Rateable Value is £13,500.

The standard national non-domestic rate for the current (2023/2024) rate year is 49.9p in the £. Occupiers who qualify for small business rates relief will pay substantially less than the full amount of rates payable.

COSTS

The ingoing 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.

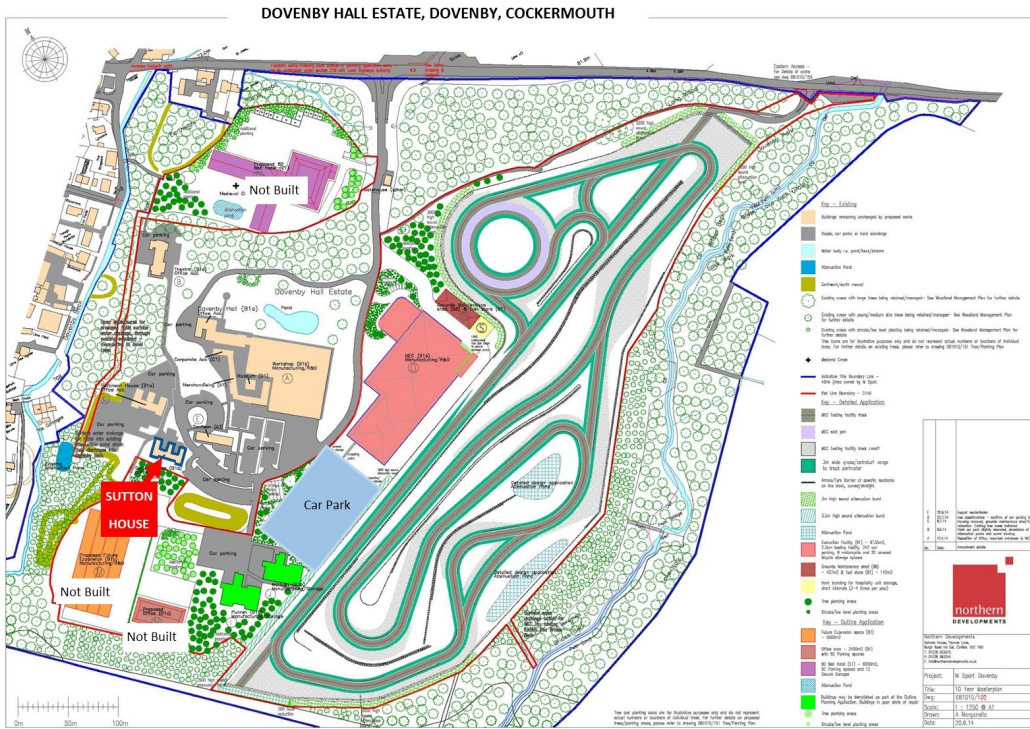
VIEWINGS

Strictly by arrangement through the sole agents Carigiet Cowen.

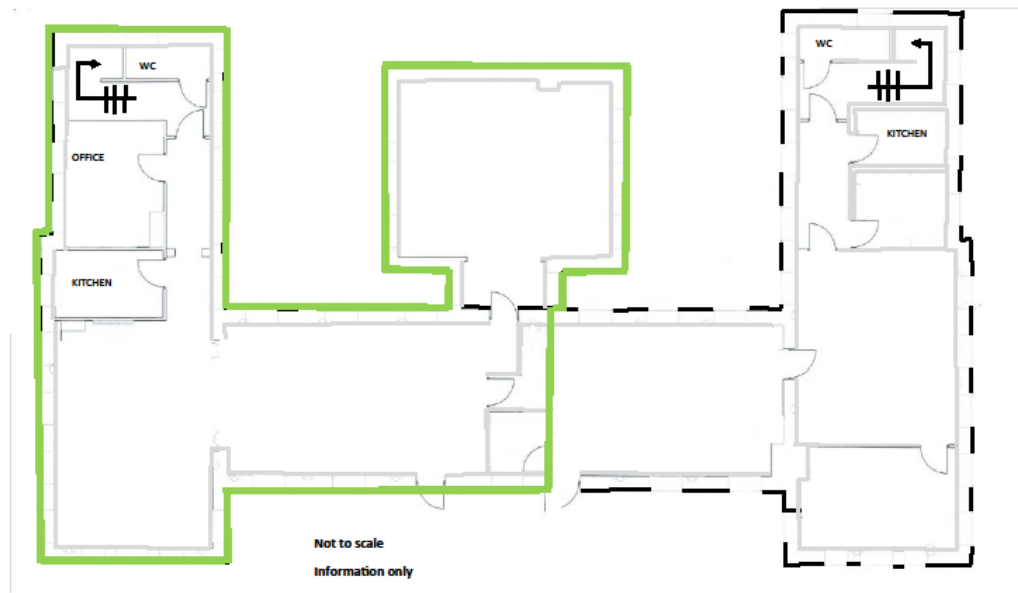
Contact: Richard Percival Tel: 01228 635006

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Details Updated January 2024



FIRST FLOOR LAYOUT PLAN—RIGHT SUITE
SUTTON HOUSE, DOVENBY HALL ESTATE



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

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- 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;
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