

7124/RP

## COCKERMOUTH

SUTTON HOUSE, DOVENBY HALL ESTATE, DOVENBY, CA13 0PN  
GROUND FLOOR (RIGHT)  
OFFICE SUITE

## TO LET

**1,200 sq ft 111.8 sq m**



### LOCATION

Dovenby Hall Estate is located some 3 miles north west of Cockermonth 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, Sutton House is shown highlighted on the attached estate plan extract. A floor plan showing the Suite edged red is also included.

### DESCRIPTION

The property comprises a self contained ground floor suite of refurbished offices within a detached two storey office building. The accommodation provides private offices of varying sizes together with breakout area, kitchen and WC facilities.

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

### ACCOMMODATION

**Net Internal Floor Area 1,200 sq ft (111.8 sq m)**

*(potential to combine with the adjacent suite if required to provide circa 2,260 sq ft of ground 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.

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

### RENT

**£12,000 pa** exclusive of VAT.

### ENERGY PERFORMANCE CERTIFICATE

Energy Asset Rating D-97.

### RATING

The Suite is not currently assessed for Business Rates.

At such time as the Suite is assessed it's likely that any occupier who qualifies for small business rates relief will pay **ZERO RATES** under the current system.

### 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.

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**Details Updated May 2025**

