

TO LET

ALL INCLUSIVE RENT

Carigiet
Cowen

FIRST FLOOR OFFICES, THE TOWN HALL,
MARKET STREET, COCKERMOUTH CA13 9NP



AVAILABLE AS A WHOLE OR IN PART

* Town Centre Location *

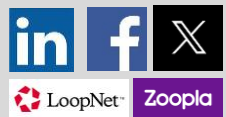
* Grade II Listed Building *

* First Floor Office Accommodation Available *



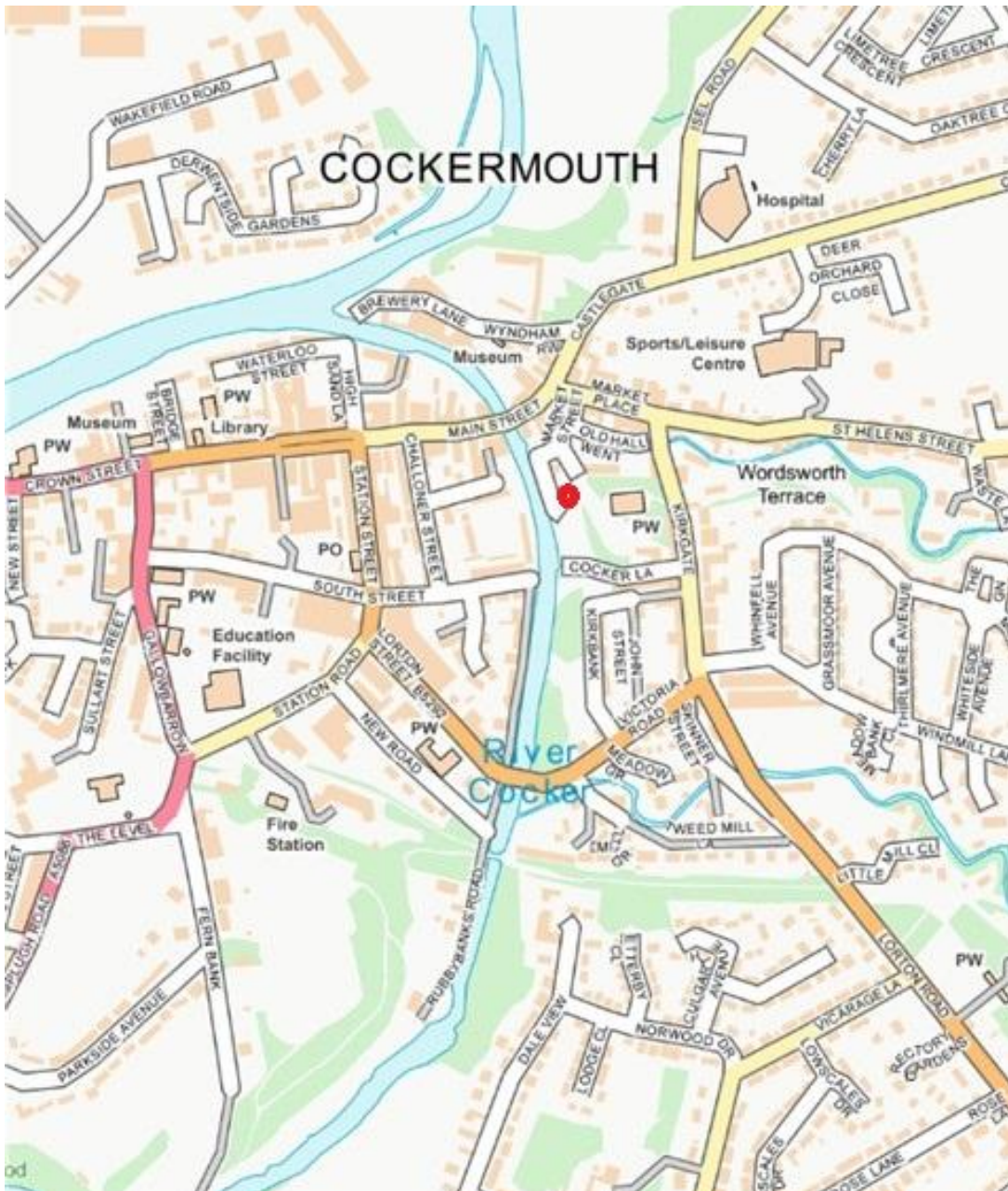
01228 544733

www.carigietcowen.co.uk



LOCATION

Cockermouth is a busy market town and benefits from a convenient position between The Lake District National Park and the west Cumbrian town of Workington. The town is easily accessible by road from all directions in the county. During the summer months the town benefits from heavy footfall numbers due to its proximity to The Lakes.



DESCRIPTION

The Grade II Listed Town Hall is an attractive detached building of traditional block construction, situated within a prominent location at the centre of Cockermouth. The building provides offices for The Cockermouth Town Council.

The available accommodation is positioned on the first floor and is laid out as three interconnecting suites. The space can be rented as a whole, or potentially in part, subject to requirement and terms.

ACCOMMODATION

	sqm	sq ft
Room 1	94.60	1,018 sq ft
Room 2	37.35	402 sq ft
Room 3	16.00	173 sq ft



LEASE TERMS AND RENT

The first floor suites are available **TO LET** on a new lease for a term to be agreed at an all inclusive rent as follows: -

- All Offices - **£2,000 per month inclusive**
- Room 1 Only - **£1,350 per month inclusive**
- Room 2 and 3 Only - **£750 per month inclusive**

COSTS

Both parties will bear their own legal and professional costs in respect of any transaction. Subject to covenant strength, a rental deposit may be required as part of any new letting.

VAT

No VAT is payable on the rent.

VIEWINGS

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

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