

ON THE INSTRUCTIONS OF **M-SPORT** 

**BUILDING 7
LAKELAND BUSINESS PARK
COCKERMOUTH
TO LET**



**MODERN OFFICE SUITES WITHIN
MULTI-LET FACILITY**

**UNIT 7D - 403 SQ FT (37.44 SQ M)
UNIT 7G - 780 SQ FT (72.46 SQ M)
UNIT 7H - 266 SQ FT (24.71 SQ M)
UNIT 7K - 307 SQ FT (28.52 SQ M)**

**QUALIFYING BUSINESSES WILL BENEFIT FROM
100% SMALL BUSINESS RATES RELIEF**

LOCATION

Cockermouth is an attractive market town on the northern edge of the Lake District. Access to the M6 is some 30 miles away at Penrith (J40), via the A66. J42, J43 and J44 are a similar distance away at Carlisle via the A595. Workington, Whitehaven and Sellafield are a short distance to the west.

Lakeland Business Park is located on the outskirts of Cockermouth close to the A66. Current occupiers on the Business Park include Saint & Co Accountants, Day Cummins Architects, WYG, Cumbria County Council and NFU Insurance.

DESCRIPTION

Building 7 is a multi-let office facility offering suites in a variety of sizes over ground and first floor. Subject to availability, suites can be combined to create larger floor areas. Access to Building 7 is via a secure entry intercom system. There are shared kitchen areas and wc facilities on both floors. Externally, the estate benefits from a good level of parking provision and full CCTV coverage.

ACCOMMODATION

Unit	Floor Area Sq Ft	Rent P.A.	Service Charge P.A.	Rateable Value	Description
7D	403	£4,440	£1,124.40	£3,050	Open ground floor office, suitable for up to 5 people.
7G	780	£8,580	£2,175.70	£5,600	Good sized ground floor office suite split into two rooms, suitable for up to 10 people.
7H	266	£2,940	£741.30	£1,900	Small first floor office suite suitable for 2-3 people.
7K	307	£3,360	£855.30	£1,975	First Floor suitable for 2-3 people.

SERVICES

Each unit has an individually metered electricity supply. Heating is currently provided by way of electric storage heaters.

SERVICE CHARGE

The service charge will be levied to cover the cost of repair and maintenance to the common parts of the estate including estate roads, lighting and landscaping; in addition to heating, lighting, cleaning, maintenance and decoration of the common parts of the interior and exterior of the building.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of D-89.

VAT

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

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any letting.

VIEWINGS

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

Richard Percival | 01228 635006
rpercival@carigietcowen.co.uk

Mike Beales | 01228 635003
mbeales@carigietcowen.co.uk



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