

## TO LET - **PATTINSON HOUSE**

### DOVENBY HALL ESTATE, COCKERMOUTH, CA13 0PN



**Suites from 1,350 - 5,788 sq ft (125.9 - 537.7 sqm)**

#### LOCATION

The Dovenby Hall Estate is located some 3 miles north west of Cockermouth 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. The 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.

Parts of the Estate have recently undergone extensive re-development, with construction of the new state of the art M-Sport Evaluation Centre which was completed in the summer of 2021. There are future plans to provide a further 5,000 sqm business space, 2,450 sqm offices and potentially a 60 bed hotel.

Dovenby Hall Estate has affirmed its position as a major business park location within Cumbria.

#### DESCRIPTION

**Pattinson House** is a striking two storey office building set within the grounds of the Dovenby Hall Estate offering a range of open plan and modular offices. The property is available as a whole, on a floor by floor basis or further subdivision may be considered.

Full details of the specification can be provided, but key elements include:

- \* 24 hour on site security
- \* Generous car parking provision
- \* Quality internal finishes
- \* Flexible floor space
- \* 8 person lift and full disabled access
- \* CAT 2 lighting
- \* CAT 6 data cabling in perimeter trunking
- \* Energy efficient oil fired central heating system
- \* UPVc double glazed doors and windows
- \* Male, female & disabled WCs; shower room





## ACCOMMODATION

<b>Net Internal Area</b>	<b>5,788 sq ft</b>	<b>(537.70 sq m)</b>
Ground Floor	3,077 sq ft	(285.87 sq m)
First Floor	2,711 sq ft	(251.83 sq m)

## SERVICES

Mains electricity, water and drainage are connected to the property. Heating is provided by way of wall mounted panel radiators served off a oil fired central heating system.

## RATING ASSESSMENT

The Valuation Office Agency website describes the property as cafe and Premises with a 2017 List Rateable Value as follows:

Ground Floor :	£22,000
First Floor :	£19,000

The draft 2023 List Rateable Value confirmed by the Valuation Office Agency as follows.

Ground Floor:	£23,500
First Floor:	£20,250

The National Non-Domestic Rate in the £ for the current 2022/2023 rate year is 49.9p.

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of C-75.

## TERMS

**Pattinson House** is available as a whole or may be sub-divided into smaller suites by way of new full repairing and insuring lease(s) for a term of years to be agreed.

Rent of **£9.50 per sq ft** per annum, exclusive.

## 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 appointment with Carigiet Cowen 01228 544733. Contact: [mbeales@carigietcowen.co.uk](mailto:mbeales@carigietcowen.co.uk)

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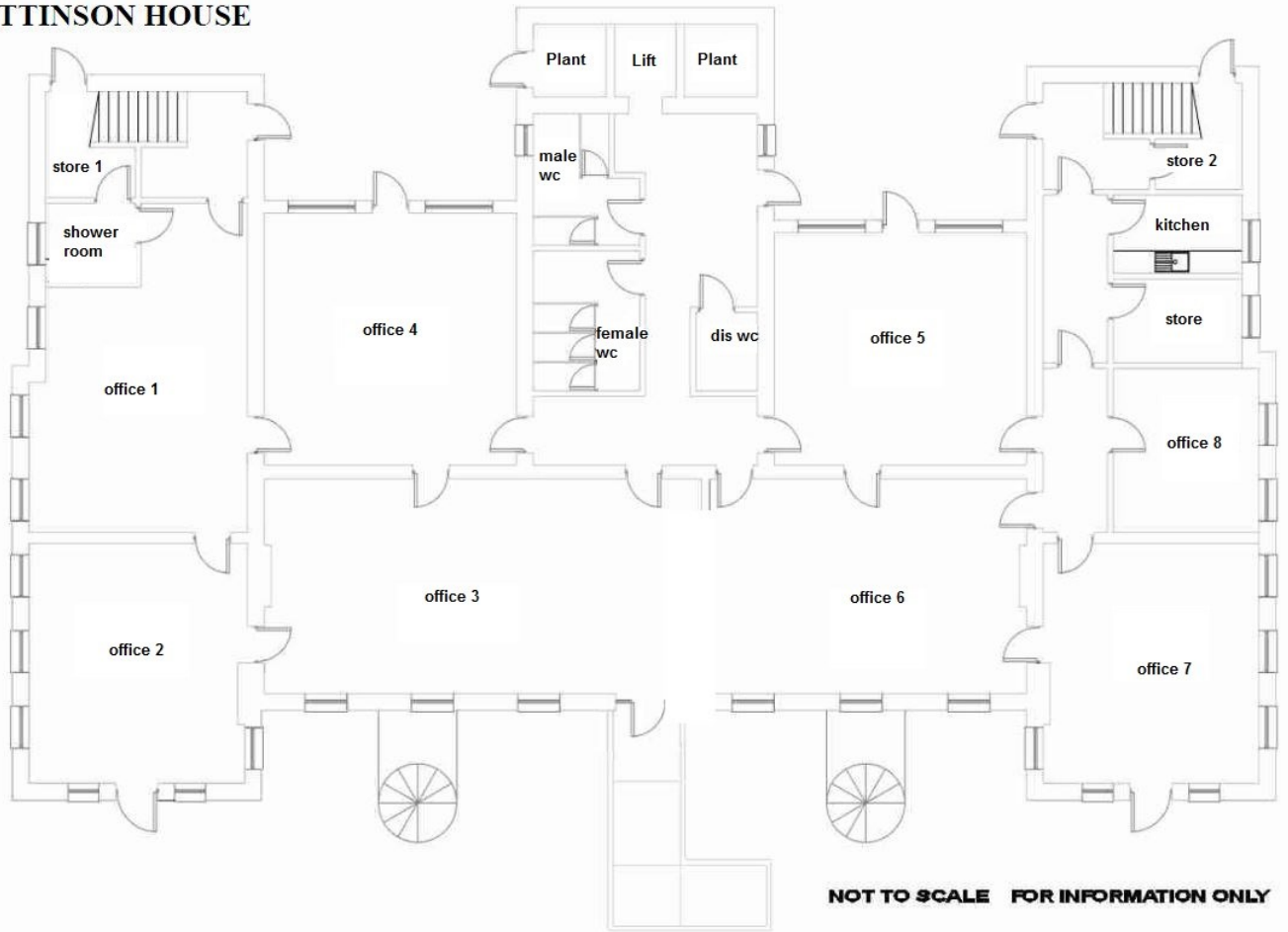
Messrs Carigiet Cowen for themselves and for vendors or lessors of this property whose agents they are give notice that:

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;

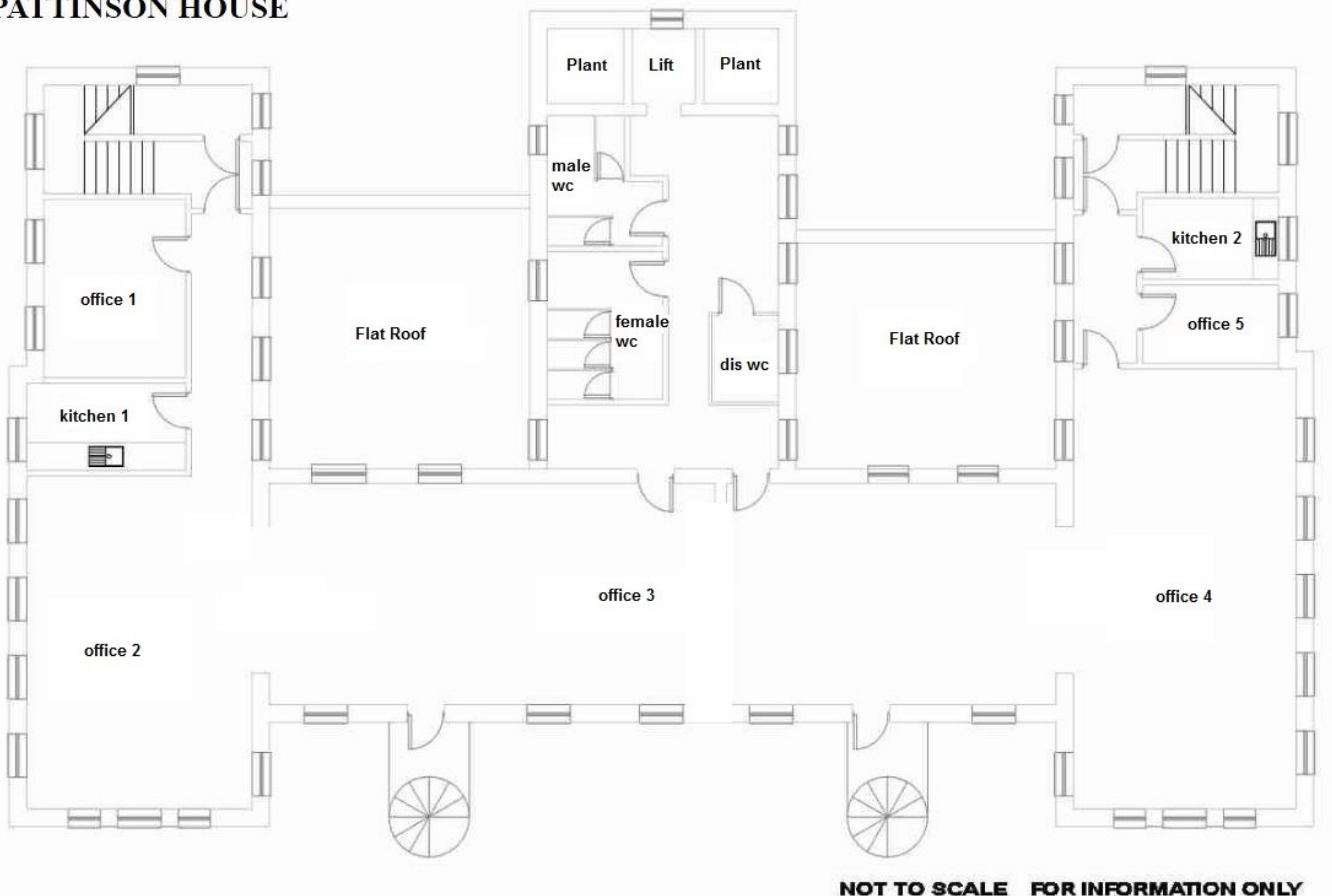
2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection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

**GROUND FLOOR  
PATTINSON HOUSE**



**FIRST FLOOR  
PATTINSON HOUSE**



# Dovenby Hall Estate - 10 Year Master Plan

