

TO LET

FIRST FLOOR OFFICE/STUDIO SPACE



**CARIGIET
OWEN**

SOUTH WING - DOVENBY HALL ESTATE,
COCKERMOUTH CA13 0PN

Location

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.

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. Office occupiers on site include M-Sport Ltd, Marsh Insurance and NG Bailey.

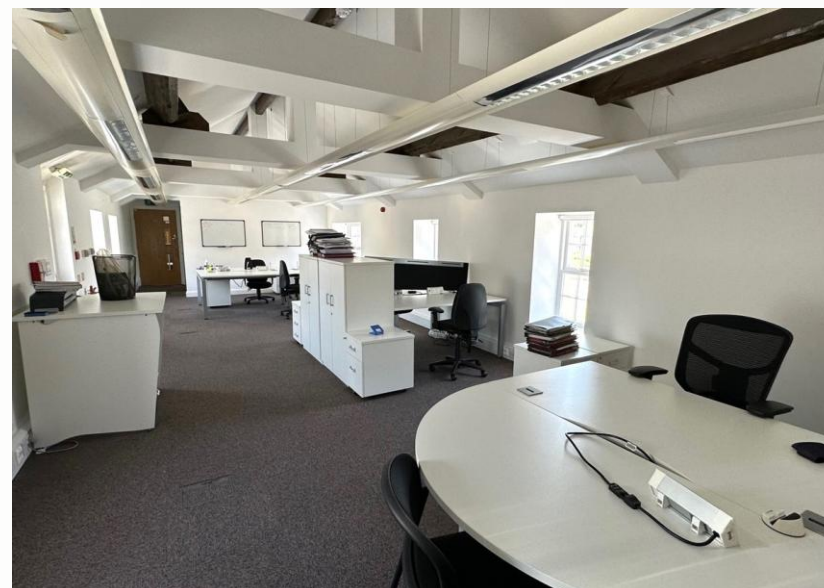
There is comprehensive 24-hour estate's security, including a manned, single entry/exit point and CCTV coverage.

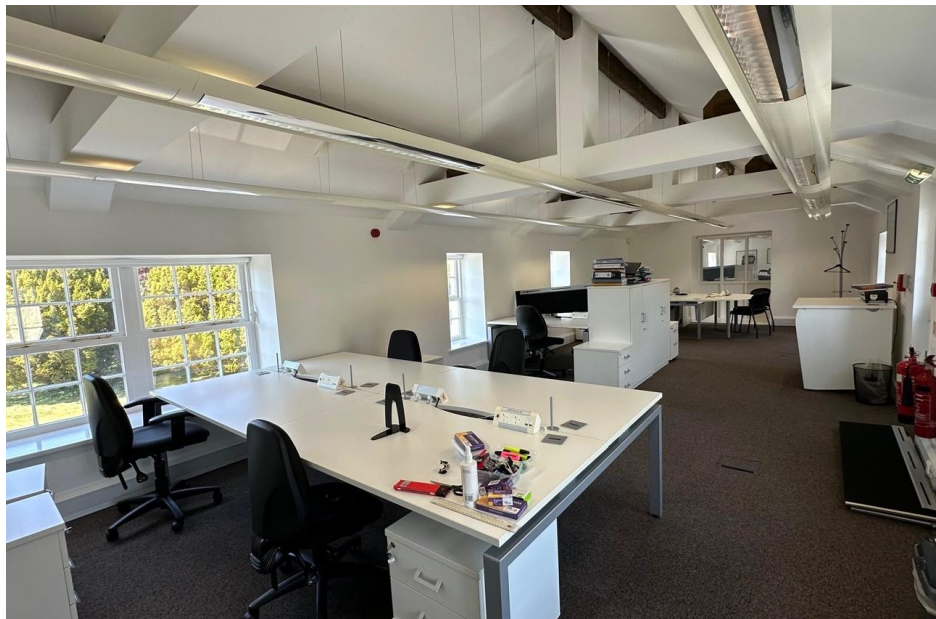
For identification purposes only, the property is shown circled red on the attached estate plan extract.

Description

The property comprises part of the south wing of Dovenby Hall itself being a fully refurbished two storey stone-built period building under a pitched slate roof. The front elevation faces onto an attractive landscaped lawned area whilst the rear elevation opens onto a cobbled courtyard area.

The first-floor accommodation has most recently been used as open plan offices. This high quality "individual" style space might suit an image conscious occupier but in turn provides practical, well arranged and usable space with ample on-site parking suitable for a variety of uses.





Accommodation

PROPERTY provides the following useable/ gross internal floor area(s):

Description	Area Sq M	Area Sq Ft
First Floor Suite South Wing	135.4	1,463

Sale/ Lease Terms

The First-Floor suite is available by way of a new lease for a term of years to be agreed on an effectively internal repairing and insuring basis, subject to a service charge

The quoting rent is **£11 psf**, exclusive of VAT.



Services

All mains services are laid on to the property with the exception of gas. Heating is provided by underfloor heating to the first floor area.

Planning

We understand the property holds planning permission under Use Class E (offices) but may be suitable for other uses subject to obtaining all necessary consents. Interested parties should contact the Local Authority for planning enquiries.

Business Rates

The property will need to be separately assessed for rating purposes.

Energy Performance Certificate

The property has an Energy Performance Asset Rating of C-63.

VAT

We understand VAT is payable on the rent.

Costs

Both parties will bear their own legal and professional costs involved in the transaction.

Viewings

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

Richard Percival

T: 01228 635006

rpercival@carigietcowen.co.uk

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