

7534/MB

ON THE INSTRUCTIONS OF **M-SPORT** 

TO LET

UNIT 3B LAKELAND BUSINESS PARK COCKERMOUTH CA13 0QT

FIRST FLOOR OFFICE SUITE 1,374 SQ FT (127.65 SQ M)



LOCATION

Cockermouth is an attractive market town on the northern edge of the Lake District. Access to the M6 is approximately 30 miles (40 mins) to the east J40 at Penrith, or J44 at Carlisle. Workington (15 mins), Whitehaven (20 mins) and Sellafield (40 mins) are situated to the west and south via the A66 & A595.

Lakeland Business Park is located on the outskirts of Cockermouth with excellent access to the A66. Current occupiers on the Business Park include Saint & Co Accountants, Day Cummins Architects, Tetra Tech, Nuclear Decommissioning Authority, and NFU Insurance.

DESCRIPTION

Lakeland Business Park offers a range of suites within purpose built, modern office buildings in an attractive landscaped estate setting, benefiting from good levels of parking and CCTV coverage.

Unit 3B provides versatile first floor accommodation comprising open plan and private offices, together with a staff kitchen/ break room. Communal WCs are located on the ground floor.

ACCOMMODATION

Useable Area **1,480 sq ft (137.4 sq m)**

SERVICES

Mains electricity, water and a drainage connection are laid on. Heating is currently provided by way of electric storage heaters.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of B-41.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Offices and premises with a 2023 List Rateable Value of £9,400. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

*** 100% RATES RELIEF FOR QUALIFYING OCCUPIERS ***

LEASE TERMS

Unit 3B is available for a term of years to be agreed by way of a new effective full repairing and insuring lease subject to a service charge. The rent will be subject to periodical reviews dependent upon the length of lease agreed.

Rent: £13,750 p.a.
Service Charge: £5,466.60 p.a.

COSTS

Each party will bear their own legal and professional costs incurred. Subject to covenant strength, a rental deposit may be required.

VAT

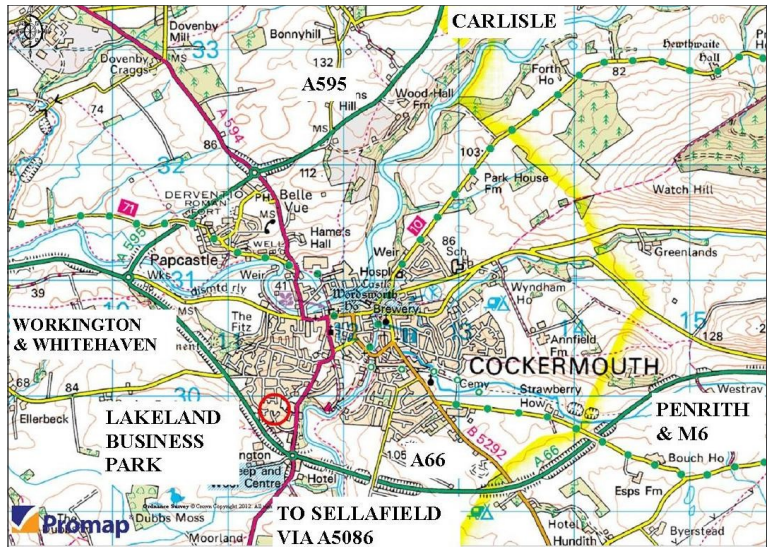
The property is registered for VAT and VAT will be charged on rent and other outgoings.

VIEWINGS

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

Mike Beales | T: 01228 635003
Email: mbeales@carigietcowen.co.uk

Amelia Harrison | T: 01228 635007
Email: aharrison@carigietcowen.co.uk



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