

4377RP

ON THE INSTRUCTIONS OF



LOWTHER

**HIGH QUALITY OFFICE SUITES
NORTH & SOUTH RANGE
HACKTHORPE HALL BUSINESS CENTRE
HACKTHORPE, PENRITH CA10 2HX**



TO LET

Flexible space to suit individual occupiers

Superb location close to the M6 Motorway

Generous on-site car parking

Competitive rentals

LOCATION

Hackthorpe Hall Business Centre stands adjacent to the A6 trunk route and is only 5 miles from J40 M6 and 6 miles from J39. Access to the commercial centres of northern and central England and southwest Scotland is provided by excellent connections to the A66 Scotch Corner link, the M74 motorway route to Scotland and the M6 to the Midlands. There is also a west coast main line railway station at Penrith.

DESCRIPTION

Hackthorpe Hall Business Centre is a bold office development set in the Eastern Fells of the Lake District at the heart of the Lowther Estate. The Grade II listed buildings date back to the 16th and 17th century and provide high quality office accommodation in a rural setting with picturesque views of the Northern Pennines.

ACCOMMODATION

Various suites available in the South Range. Availability schedule attached overleaf.

SERVICES

Each suite has an individually metered electricity supply. Heating is provided by way of panel radiators served by an oil fired heating system.

SERVICE CHARGE

An estate service charge will be levied to cover the cost of repair and maintenance of the common parts of the estate including estate roads, lighting and landscaping. In addition, a building service charge is also payable to cover the heating, lighting, cleaning, maintenance and decoration of the common parts of the interior and exterior of the building.

ENERGY PERFORMANCE CERTIFICATE

EPC's have been prepared for the individual suites and can be made available on request.

VIEWINGS

For further information or to arrange a viewing please contact:

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

Ben Blain. 01228 544733 bblain@carigietcowen.co.uk

Details amended

March 2025



South Range

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.



Availability March 2025

HHBC Unit	Unit Sq Ft	Annual Rent Ex Vat	Monthly Rent Ex VAT	Annual 10% Service Charge	Monthly 10% Service Ex VAT	Monthly Invoice Rent + 10% Service Ex VAT
9	1,125.27	11,252.70	937.73	1,125.27	93.77	1,031.50