

6678/RP

TO LET - **PATTINSON HOUSE**

DOVENBY HALL ESTATE, COCKERMOUTH, CA13 0PN



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 ground floor open plan and modular offices. Further sub-division could be considered from circa. 1,350 sqft (125.9 sqm). The first floor is fully let.

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



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ACCOMMODATION

Ground Floor 3,077 sq ft (285.86 sq m)
First Floor Fully Let

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 Office and Premises with a 2023 List Rateable Values as follows:

Ground Floor: £23,500

The National Non-Domestic Rate in the £ for the current 2023/2024 rate year is 49.9p.

ENERGY PERFORMANCE CERTIFICATE

The property has Energy Performance Asset Ratings of Ground Floor C-69 & First Floor D-77.

TERMS

Pattinson House—The ground floor is available by way of new full repairing and insuring lease for a term of years to be agreed. The first floor is fully let to NG Bailey Ltd.

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

COSTS

The incoming 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. Please contact

Richard Percival: rpercival@carigietcowen.co.uk or Mike Beales: mbeales@carigietcowen.co.uk

Details Updated : June 2024

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**GROUND FLOOR
PATTINSON HOUSE**



