

TO LET

UNIT 7E LAKELAND BUSINESS PARK COCKERMOUTH CA13 0QT

Clinical/ Office Unit - 570 Sq Ft (52.96 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 at J40 Penrith, or J44 Carlisle to the northeast. 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 situated on the outskirts of Cockermouth close to Oakhurst Eurogarages, with excellent access to the A66 at Lamplugh roundabout.

Current occupiers on the Business Park include Saint & Co Accountants, Day Cummins Architects, Tetra Tech, the 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.

Building 7 is a multi-let office facility offering suites in a variety of sizes over ground and first floor. Access is via a secure entry intercom system. There are shared kitchen areas and WC facilities on both floors.

Unit 7E is a ground floor office suite which was converted for use as a holiday dialysis clinic in 2004. It provides an open plan area with kitchenette and two storage cupboards with part polyflor and part laminate floor coverings. This would be ideal for continued clinical/ therapy type uses, or could equally be converted back to office use.

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 EPC rating of C-63.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Clinic and premises with a 2023 List Rateable Value of £4,350. 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 7E 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: £6,840 p.a.
Service Charge: £2,205.80 p.a.

COSTS

Each party will bear their own legal and professional costs incurred. A rental deposit may be required.

VAT

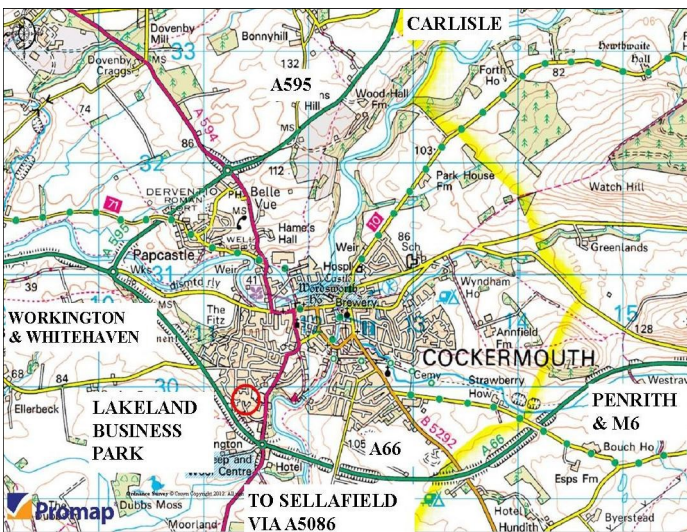
The property is registered for VAT and VAT will be charged on rent and other outgoings.

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



Carigiet Cowen Ltd 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 of 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 Carigiet Cowen Ltd has any authority to make or give any representation or warranty whatever in relation to this property.