

COCKERMOUTH COMMERCIAL UNIT / OFFICE SPACE TO LET

**VIBRANT BUSINESS PARK EXPANSION BUILT 2021
DIRECT A66 TRUNK ROAD ACCESS
218m² (2,347ft²) FLOORSPACE UNIT NOW AVAILABLE
FORMER GYM PREMISES FITTED OUT
RENT £1,400 PER MONTH**



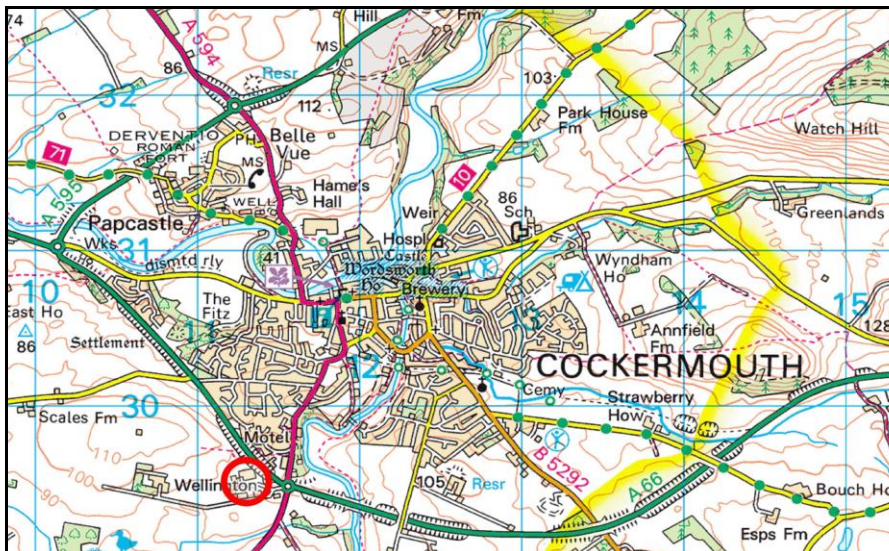
**Mitchells Business Park
Lakeland Agricultural Centre
Cockermouth, CA13 0QQ**

Tel: 01900 822016

**www.mitchellslandagency.co.uk
info@mitchellslandagency.co.uk**

LOCATION:

The units benefit from direct access to the A66 trunk road and to the M6 junction 40, and west to Sellafield. They are on the south side of the popular market town of Cockermouth, close to the Premier Inn.

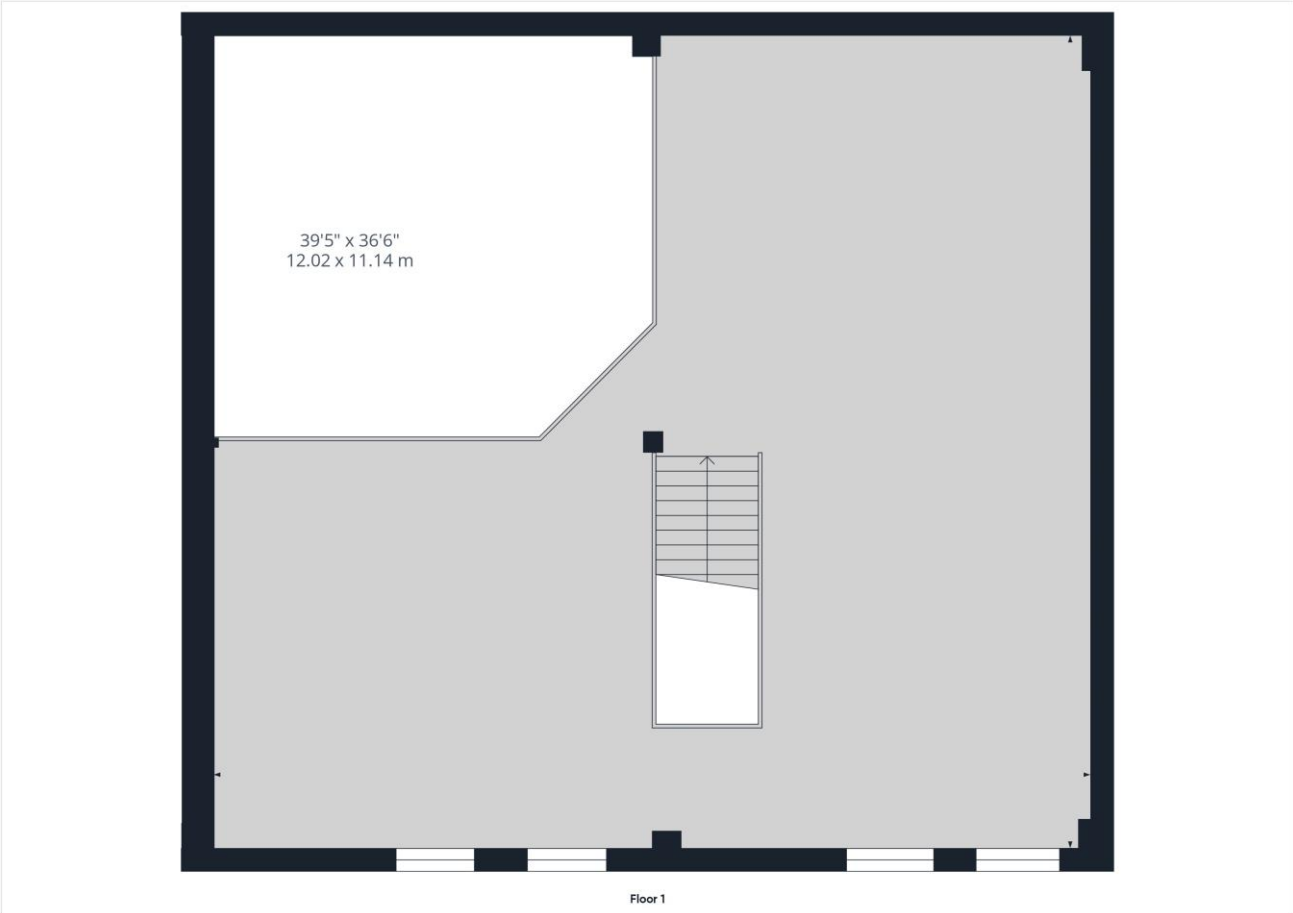


DESCRIPTION OF UNITS:

Light industrial units completed 2021 with insulated cladding, insulated cavity walls and insulated floors that offer potential for a wide range of formats and uses. The unit that has become available is fitted out as a former gym premises with service counter, bathrooms, shower rooms, etc. The ground floor space is 125m² (1,346 ft²) with stairs up to the first floor providing an additional 93m² (1,001 ft²) making a total of 218m² (2,347ft²) over both floors.



FLOOR PLANS:



MITCHELLS BUSINESS PARK:

The Lakeland Agricultural Centre has one of the most active commercial footfalls in West Cumbria involving not only farmers but also builders, plumbers, agricultural contractors, DIYers and many other related trades and professions. Key occupants include Mitchells Livestock Auction, JT Atkinson builders merchants and Carrs-Billington agricultural merchants.

SERVICES:

Mains electricity, water and drainage connections. Electricity and water sub-meters with tenant to pay landlord based on consumption. BT fibre connection.

RENT:

£1,400 per month (£16,800 per annum). This equates to £8 per ft² per annum ground floor and £6 per ft² per annum first floor.

LEASE TERM:

5 year lease (other lengths by negotiation). Rent reviews to be based on RPI / Market Value.

RATING:

The tenant will be responsible for the business rates which are to be assessed but will be below £10,000. Small Business Rate Relief is currently available to ratepayers for premises rated at up to £12,000 at 100% relief, subject to various criteria being met. Applications for Small Business Rate Relief must be made to Cumberland Council.

FITTING OUT WORKS:

All works other than those mentioned in the 'Description of Units' section above to be undertaken at the tenant's expense and to be completed within the first three months of occupation. If the tenant wishes to install heating (no other tenants at the business park have installed heating), this must be via air source heat pump under planning rules. On completion of the works a schedule of condition will be undertaken and agreed between landlord and tenant. All works performed by the tenant to be removed by the tenant on vacating the premises with no compensation payable for any works performed by the tenant.

SERVICE CHARGE:

An annual fee of 4% of the cost incurred by the landlord in maintaining the business park (gritting, waste collection, grass cutting, highway drainage charge, road works, etc.) will be payable by the tenant. This is expected to be approx. £1,000 + VAT per annum depending on the site works performed. There is a site users' meeting annually to discuss any issues arising.

REPAIRS:

The tenant(s) are to be responsible for internal repairs only.

VAT:

The rent and service charge are exclusive of VAT, which is payable.

INSURANCE:

The premises to be insured by the landlord and the cost recovered from the tenant.

LEGAL COSTS:

Each party to bear their own legal costs incurred in the lease preparation.

ENERGY PERFORMANCE CERTIFICATE:

To be made available.

EMPLOYMENT:

As part of the arrangements made with Cumbria Local Enterprise Partnership, Northern Powerhouse and Cumberland Council for this development the landlord has agreed to promote the creation of new jobs. Tenants will be required to provide information on their employees on request.

PERMITTED USE:

The planning use class of the units is B1 Business (B1c - Industrial processes) now replaced by use class E allowing a wide range of uses. Full details of the planning consent are available on request and can also be found on the Cumberland Council website (planning ref: FUL/2020/0172).

VIEWINGS:

Strictly by appointment with Mitchells. Dial 01900 822016 and select option 2 for the Land Agency Department.

DATE OF PREPARATION:

March 2024.

IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and image(s) are for guidance only and are not a complete representation of the property.
2. Plans are not to scale, are for guidance only and do not form part of a contract.
3. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within subsequent written agreement. These particulars do not form any part of any offer of contract. Any contract relating to the letting of the property shall only be capable of being entered into by the landlord's solicitor.
4. These particulars have been prepared in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 to give a fair overall view of the property, but Mitchell's Auction Company Ltd does not accept any responsibility for any error that they may contain, however caused. Any intending tenant must therefore satisfy himself by inspection or otherwise as to their correctness.