



GOOD QUALITY GROUND FLOOR OFFICE/CLINICAL SPACE 570 SQ FT

Rent: £6,840 Per Annum

Unit 7E
Lakeland Business Park
Lamplugh Road
COCKERMOUTH
Cumbria
CA13 0QT

- ATTRACTIVE & CONVENIENT BUSINESS PARK LOCATION
- SUITABLE FOR VARIOUS USES
- EDGE OF LAKE DISTRICT NATIONAL PARK
- EXCELLENT ACCESS TO A66 & A595
- GOOD LEVELS OF ON SITE PARKING
- 100% RATES RELIEF FOR QUALIFYING OCCUPIERS

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.

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: £2,688.30

Accommodation

	Sq Ft	Sq M
Clinical/Office Unit	570	52.95
TOTAL	570	52.95

Services

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

Business Rates

The Valuation Office Agency website describes the property as Clinic and premises with a 2026 List Rateable Value of £5,800. The Small Business Non-Domestic multiplier for the 2026/2027 rate year is 43.2p in the £.

Energy Performance Certificate

The property has an EPC rating of C-63.

VAT

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

Costs

Both parties will bear their own legal and professional costs involved in the transaction.



Viewings

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

Mike Beales
01228 635003
mbeales@carigietcowen.co.uk