



GOOD QUALITY FIRST FLOOR OFFICE 307 SQ FT

Rent: £4,140 Per Annum

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

- ATTRACTIVE & CONVENIENT BUSINESS PARK LOCATION
- EDGE OF LAKE DISTRICT NATIONAL PARK
- EXCELLENT ACCESS TO A66 & A595
- GOOD LEVELS OF ON SITE PARKING
- 100% BUSINESS 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, and Burnetts Solicitors.

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 7K is a first-floor open plan office suite, suitable for 2-3 staff.

Terms

Unit 7K 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 periodic rent reviews, dependent upon the length of lease agreed.

Rent: £4,140 p.a
Service Charge: £1,446.75

Accommodation

This suite extends to the following approximate Net Internal Area:

	Sq Ft	Sq M
First Floor - Office	307	28.52
TOTAL	307	28.52

Services

Heating is currently provided by way of electric storage heaters. Mains water is provided to the communal kitchens and WCs.

Business Rates

The Valuation Office Agency website describes the property as Office and premises with a 2026 list Rateable Value of £3,100. The Small Business Non-Domestic multiplier for the 2026/2027 rate year is 43.2p in the £.

Energy Performance Certificate

There is currently no valid EPC; one is being commissioned and will be made available shortly.

VAT

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

Costs

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

