

Hackthorpe Hall Business Centre Offices To Let



Edwin
Thompson



Hackthorpe Hall Business Centre provides an historic and attractive commercial development, with recreational areas including orchards, patios and cobbled yards and being the winner of the 2002 Royal Institute of Chartered Surveyors International Building of the Year.

LOCATION

Hackthorpe Hall Business Centre provides a high quality development situated in the heart of the Lowther Estate, immediately to the south of the attractive village of Hackthorpe, 2 miles east of the village of Askham and only 5 miles south of the town of Penrith via the A6.

Penrith is a thriving market town dubbed 'the heart of Cumbria' and benefits from good access to the Lake District National Park, The Yorkshire Dales and South Cumbria. The M6 Motorway is immediately to the west being adjacent to Junction 40 of the M6 providing access south to Kendal via Junction 36 and North to Carlisle via Junction 33 and the A66 which leads west to the Lake District National Park and east to Scotch Corner and the A1(M). The town has a resident population of approximately 15,000 (2011 Census) and is located within Eden District with a district population of over 51,000. Carlisle is approximately 20 miles to the north, Kendal 32 miles to the south and Keswick 18 miles to the west.

Penrith has a train station on the Main West Coast Line which provides direct services north to Carlisle and Glasgow and South to London Euston with a journey time of around 3 hours.

Hackthorpe Hall Business Centre is situated in a self-contained site accessed directly from the A6.

DESCRIPTION

The scheme provides a mixture of converted and newly built commercial units which benefit from substantial parking, high quality fixtures and fittings and a picturesque and strategic position.

SPECIFICATION

- Data cabling and electric floor boxes in all offices
- Full security systems with CCTV, infra-red cameras and security alarm wiring provided
- Free car parking
- Male and female toilet facilities
- Landscaped courtyard and gardens.
- Oil fired central heating
- Offices are separately metered for electric
- Broadband available



VACANT ACCOMMODATION

It is understood that the premises provide the following approximate floor areas:

North Range

Unit 6	99.78m ²	(1,074 sq ft)
Unit 7A	66.70m ²	(718 sq ft)

LEASE TERMS

The accommodation is available by way of flexible lease agreements at attractive commencing rentals, further information upon application.

VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

The VOA website confirms that each unit has an independent Rateable Value and the units may need to be re-assessed upon occupation of part

The current Uniform Business Rate is 47.9 pence in the pound.

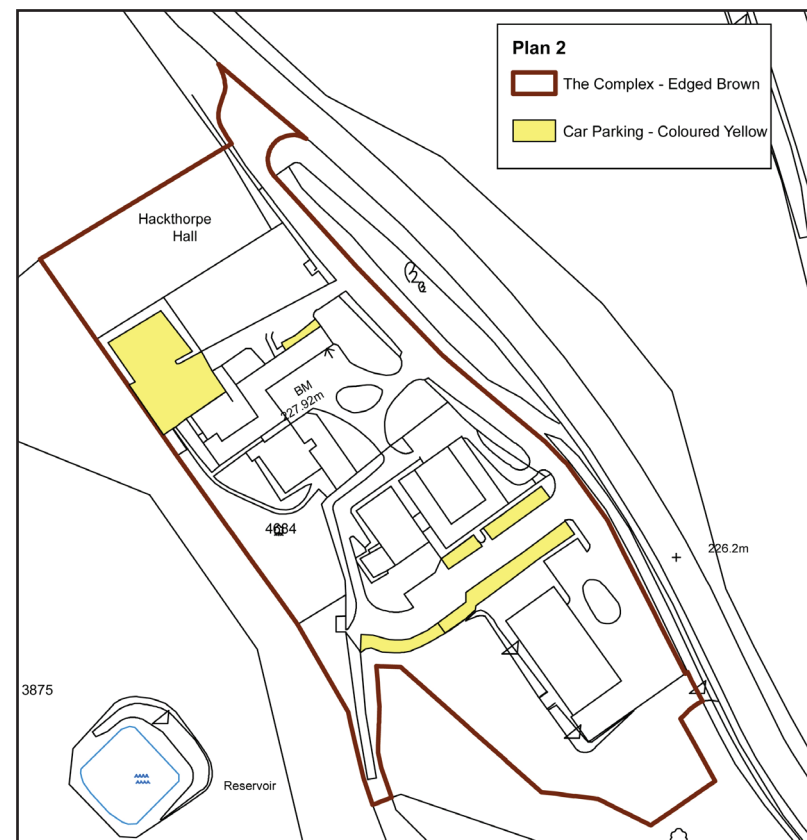
Small business rate relief may be available to prospective tenants who should check the exact rates payable with Eden District Council – Tel: 01768 817817.

ENERGY PERFORMANCE CERTIFICATE

It is understood that Energy Performance Asset Rating assessments for the units have been produced and a copy of the Energy Performance Certificate are available upon request.

LEGAL COSTS

Each party is to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT thereon.



VIEWING

The properties are available to view by prior appointment with the Windermere office of Edwin Thompson LLP. Contact:

Joe Ellis – j.ellis@edwin-thompson.co.uk

Tel: 015394 48811

www.edwin-thompson.co.uk

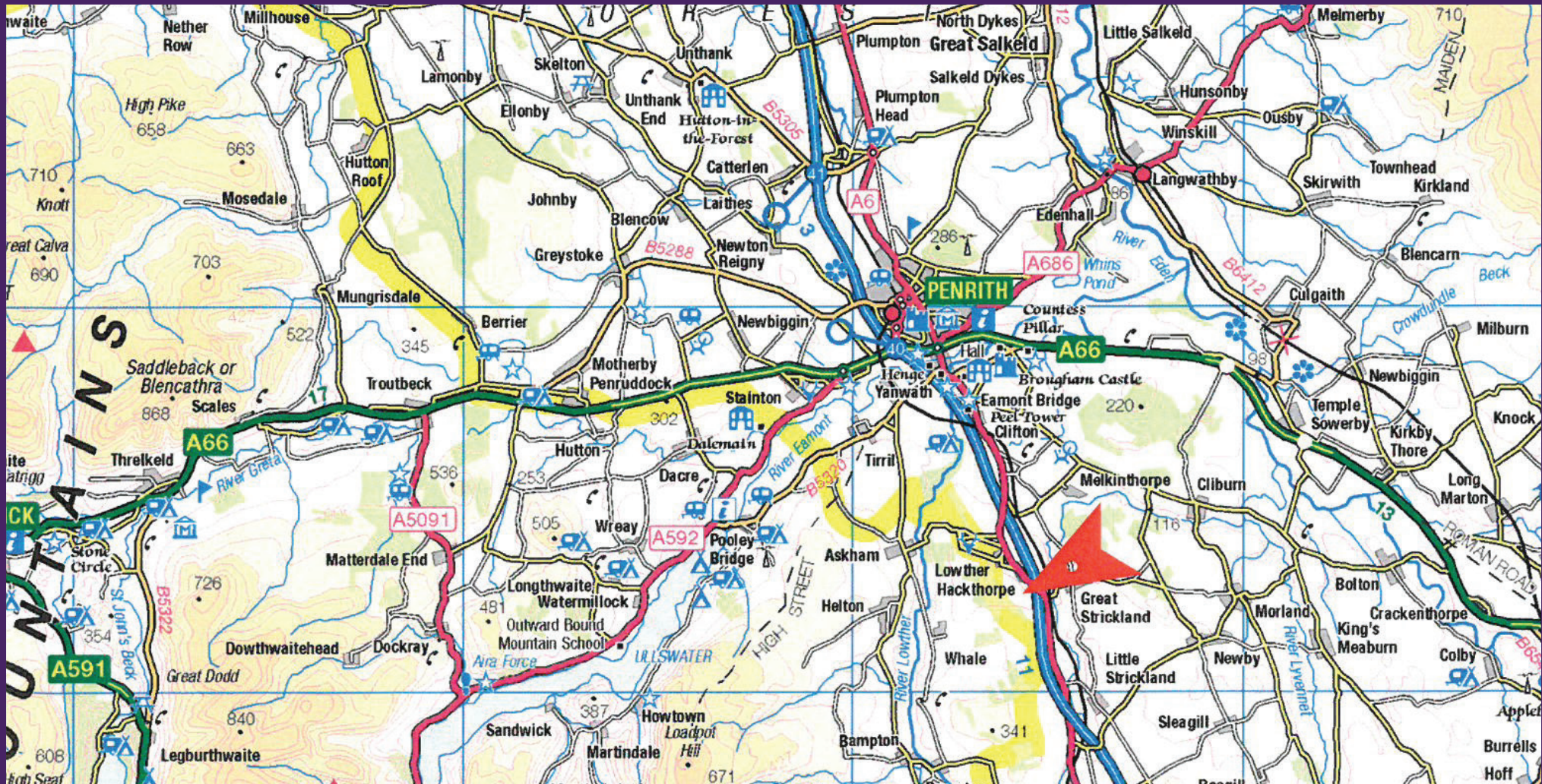
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LOWTHER

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