

# COCKERMOUTH

**Available January 2021:**

**NEW COMMERCIAL UNITS TO LET**

**VIBRANT BUSINESS PARK EXPANSION  
DIRECT A66 TRUNK ROAD ACCESS  
NEW BUILD UNITS - FIT-OUT TO SUIT  
UNIT SIZE FROM 60m<sup>2</sup> (646ft<sup>2</sup>) UP  
RENTS FROM £100 PER WEEK**



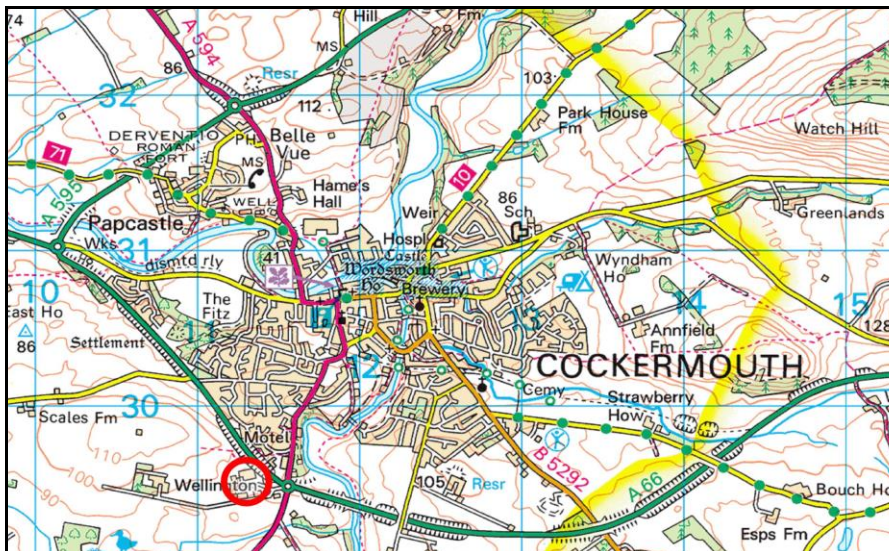
**Mitchells Business Park  
Lakeland Agricultural Centre  
Cockermouth, CA13 0QQ**

**Tel: 01900 822016**

**[www.mitchellslandagency.co.uk](http://www.mitchellslandagency.co.uk)  
[info@mitchellslandagency.co.uk](mailto: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:**

New build light industrial units with insulated cladding, insulated cavity walls and insulated floors that offer potential for a wide range of formats and uses. The units can be tailored to the requirements of the tenant including the installation of mezzanine or full first floors, provided by the landlord (see 'Rent' section below). Entrance doors / roller shutters can be adapted to suit tenants. See the site and elevation plans at the end of these particulars.

## **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. The landlord is keen to encourage new businesses and start-ups; please discuss your plans and ideas with us and we will see how we can help.

## **SERVICES:**

Mains electricity, water and drainage connections. Electricity and water sub-meters to each unit with tenant to pay landlord based on consumption. BT telephone line connections.

## **RENT:**

Competitive offers available. Initial rent £8 per ft<sup>2</sup> per annum (approx. £100 per week per 60m<sup>2</sup> or 646ft<sup>2</sup> unit). Additional rent for mezzanine or full first floors £6 per ft<sup>2</sup> per annum.

## **LEASE TERM:**

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

## **RATING:**

The tenant will be responsible for the business rates which are to be assessed. 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 Allerdale Borough 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. The tenant to install heating, which 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 2% of the cost incurred by the landlord in maintaining the business park will be payable by the tenant per 60m<sup>2</sup> (646ft<sup>2</sup>) unit. This is expected to be £100-£200 + VAT per annum depending on the site works performed. There is a site users' meeting annually to discuss any issues arising.

## **REPAIRS:**

The tenant 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 Allerdale Borough 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). Full details of the planning consent are available on request and can also be found on the Allerdale Borough 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.

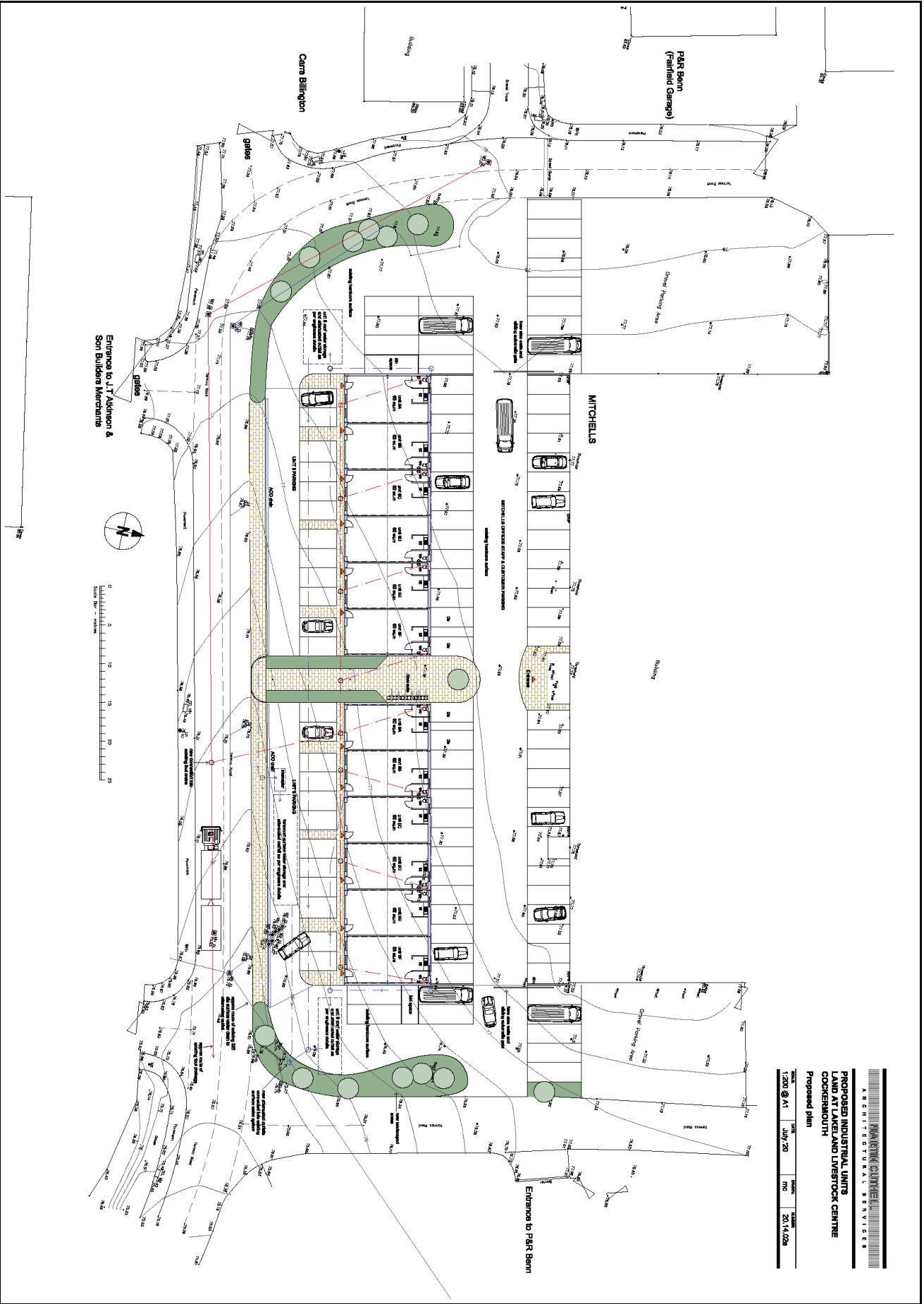
**DATE OF PREPARATION:**

November 2020.

**IMPORTANT NOTICE**

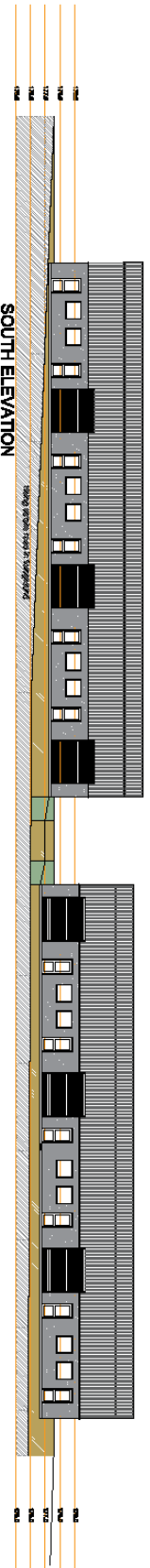
Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

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.

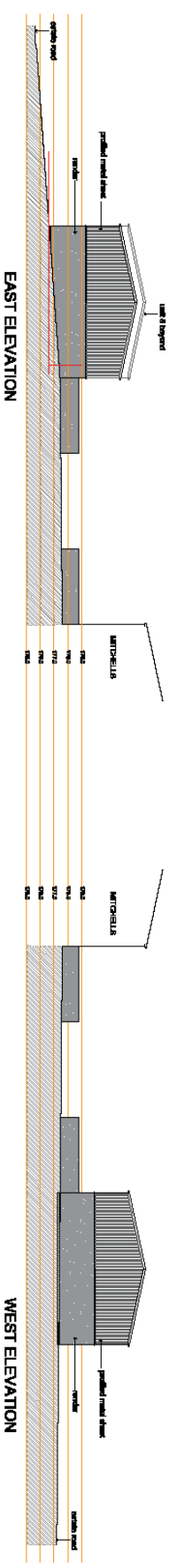


PROPOSED INDUSTRIAL UNITS  
 AND  
 LANDSCAPE AND LIVESTOCK CENTRE  
 COCKENBROUGH  
 Proposed Plan

SCALE	DATE	PROJECT	NUMBER
1:200 @ A1	JULY 20	PHO	20.14.102a

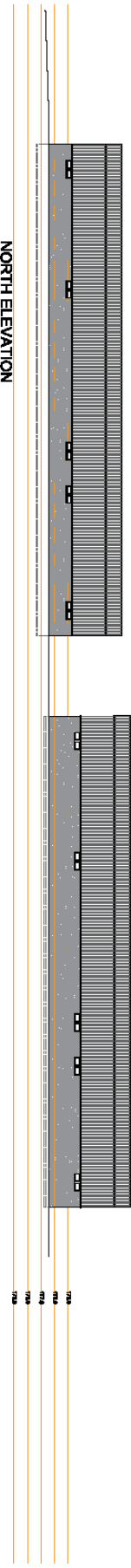


**SOUTH ELEVATION**




**EAST ELEVATION**

**WEST ELEVATION**



**NORTH ELEVATION**


  
**ARCHITECTURAL SERVICES**  
**PROPOSED INDUSTRIAL UNITS**  
**LAND AT LARLAND LIFESTOCK CENTRE**  
**COCKERMOUTH**  
 Proposed elevations  
 1:200 @ A2  
 13th July 2010  
 20.14.08