

OFFICES TO LET  
Hackthorpe Hall  
Nr Penrith  
Cumbria



- Planning consent obtained for conversion from existing warehouse
- Floor area approx 1,174sqm / 12,637sqft



Tel 01768 862135  
[www.pfandk.co.uk](http://www.pfandk.co.uk)



## LOCATION

Hackthorpe Hall Business Centre is set in the eastern fells of the Lake District at the heart of Lowther Estates and includes high quality offices converted from former farm building and has ample on-site parking. It lies just off the A6 just to the south of the village of Hackthorpe and about 4 miles south of Penrith and the junction of the M6 motorway and A66 trans Pennine road in Cumbria.

## DESCRIPTION & ACCOMMODATION

Modern office building on two floors to be converted from existing warehouse building with glazed and stone faced elevations. To include open plan layout with toilet, lift and large car park. Approximate gross internal areas:

**GROUND FLOOR OFFICES** 587.0 SQM / 6,319 SQFT  
**FIRST FLOOR OFFICES** 587.0 SQM / 6,319 SQFT

**TOTAL FLOOR AREA** 1,174 SQM / 12,637 SQFT

*All references to areas and dimensions are deemed to be approximate.*

## RATES

To be assessed.

## SERVICES

We are advised that mains water, electricity and drainage are connected to the property. No warranty is given regarding the working order of any appliances or services referred to in these particulars.

## FIXTURES & FITTINGS

Any items in the nature of fixtures and fittings not referred to in these particulars are excluded.

## TENURE

The property is offered on a new full repairing and insuring lease for a term of at least 10 years at an initial rent depending on the specification of the conversion subject to 3 year reviews. The ingoing tenant will be expected to pay the landlord's reasonable legal costs in connection with the lease.

*'You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk).'*

## VAT & STAMP DUTY

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Stamp duty is liable at the prevailing rates.

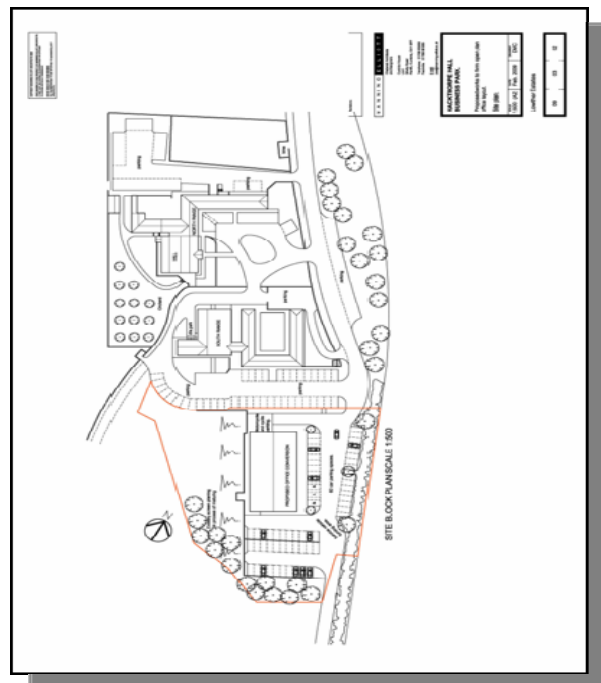
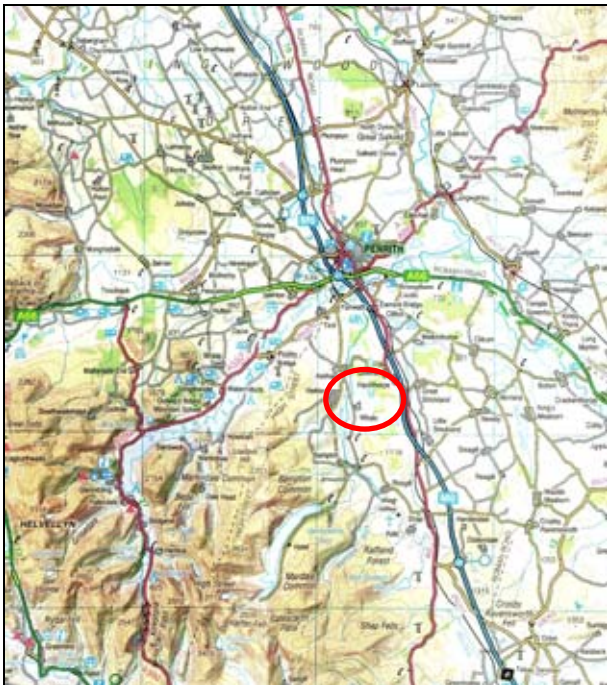
## VIEWING

Strictly by appointment with the joint sole agents:

Duncan Young  
**PF&K Commercial**  
Devonshire Chambers, Devonshire Street, Penrith  
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Date 25/01/10



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