

OFFICES TO LET
Hackthorpe Hall
Nr Penrith
Cumbria



Tel 01768 862135
www.pfandk.co.uk



LOCATION

Hackthorpe Hall Business Centre is set in the Eastern Fells of the Lake District at the heart of the Lowther Estates. Served by easy and accessible links to local and national road networks, Hackthorpe Hall Business Centre also offers recreational and residential opportunities by being situated between the Eden Valley and the Lake District National Park in Cumbria. It lies just off the A6 to the south of the village of Hackthorpe just 5 miles from Junction 40 of the M6 and Penrith.

DESCRIPTION

Hackthorpe Hall was converted from traditional 16th & 17th farm buildings and completed in 2001.

With careful attention to detail, the Lowther Estates have created a high quality of interior supported by modern communications.

Exteriors feature Cumbrian limestone and Westmorland green slate roofs and interiors are fitted to the highest standards.

Conventional windows are interspersed with full height glazing at various points, maximizing the natural light penetration whilst respecting the integrity of the vernacular architecture.

All doors to the office accommodation are full height ash veneered incorporating a clear vision panel.

Where possible traditional architectural detail has been preserved and enhanced; oak trusses and purlins, pine floor beams and joists are visible throughout.

All walls are plastered and painted in line with the local custom. The office floors incorporate a full accessible perimeter raised floor system with veneer ash encased ducts for IT and power.

Recreational areas within the centre include orchards, patios and cobbled yards.

Free car parking for 90 cars is available within close proximity of the business units and this is complemented by an extra 13 spaces for visitors.

SERVICES

Ground floor heating is located underneath the floor for maximum comfort and is zoned for flexible temperature control. Elsewhere, German vertically hung radiators are incorporated for easier desk positioning.

Internal lighting uses category 2 strips, recessed between exposed beams and metal halide external lighting is designed to show off architectural details at the same time as providing practical usage.

TENURE

Suites are available on new internal repairing leases with the tenant paying:

Rent;

Service Charge towards to maintenance of common areas;

a contribution to the buildings insurance premium; electric and heating oil; rates.

'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.

AVAILABILITY

Details of currently available units on application.

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.

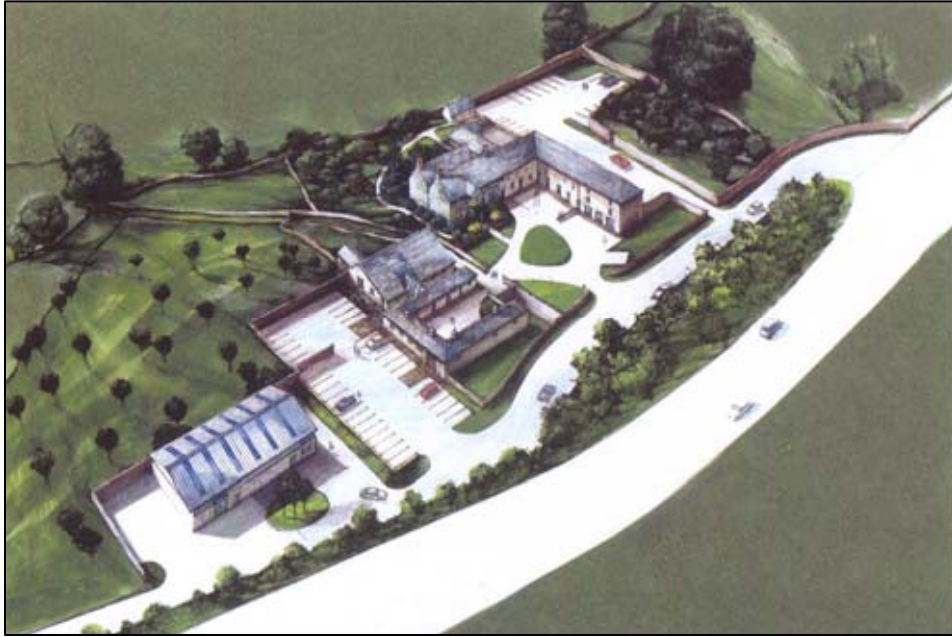
VIEWING

Strictly by appointment with the joint sole agents:

Duncan Young
PF&K Commercial
Devonshire Chambers, Devonshire Street, Penrith
Cumbria CA11 0AZ
Tel. 01768 862135. Fax 01768 892101.
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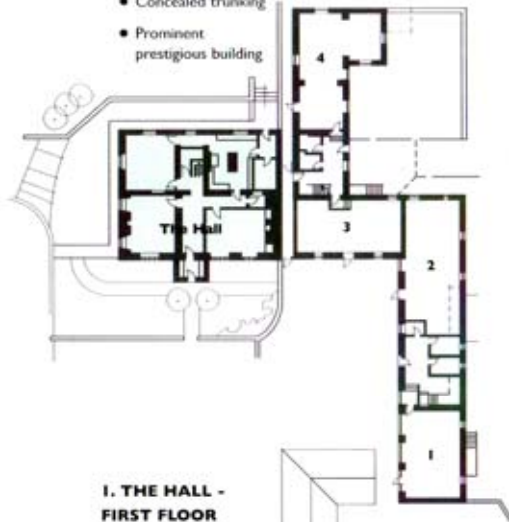
and

Pete Nicholson
Peill and Co
1 Kent View, Waterside, Kendal, Cumbria LA9 4DZ
Tel 0845 450 4444 Fax 01539 732507
E-Mail pete@peill.com
Web. www.peill.com



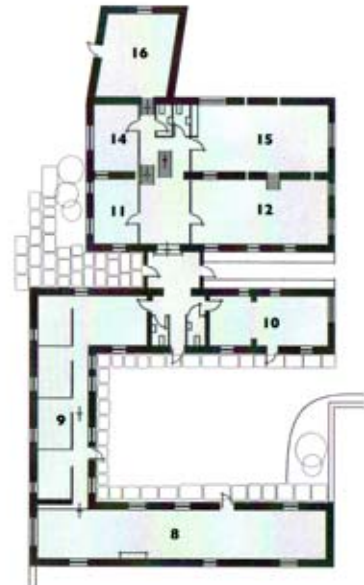
I. THE HALL - GROUND FLOOR

- A Grade II listed manor house
- Many fine original features including oak panelling
- Concealed trunking
- Prominent prestigious building



2. NORTH RANGE - GROUND FLOOR

- Units 1-4
- Trunking
- Underfloor heating
- Flexible space options
- Full height glazing
- Exposed beams



3. SOUTH RANGE - GROUND FLOOR

- Units 10-16
- Trunking
- Flexible space options
- Attractive courtyard
- Exposed beams
- Open plan
- Meeting rooms

I. THE HALL - FIRST FLOOR



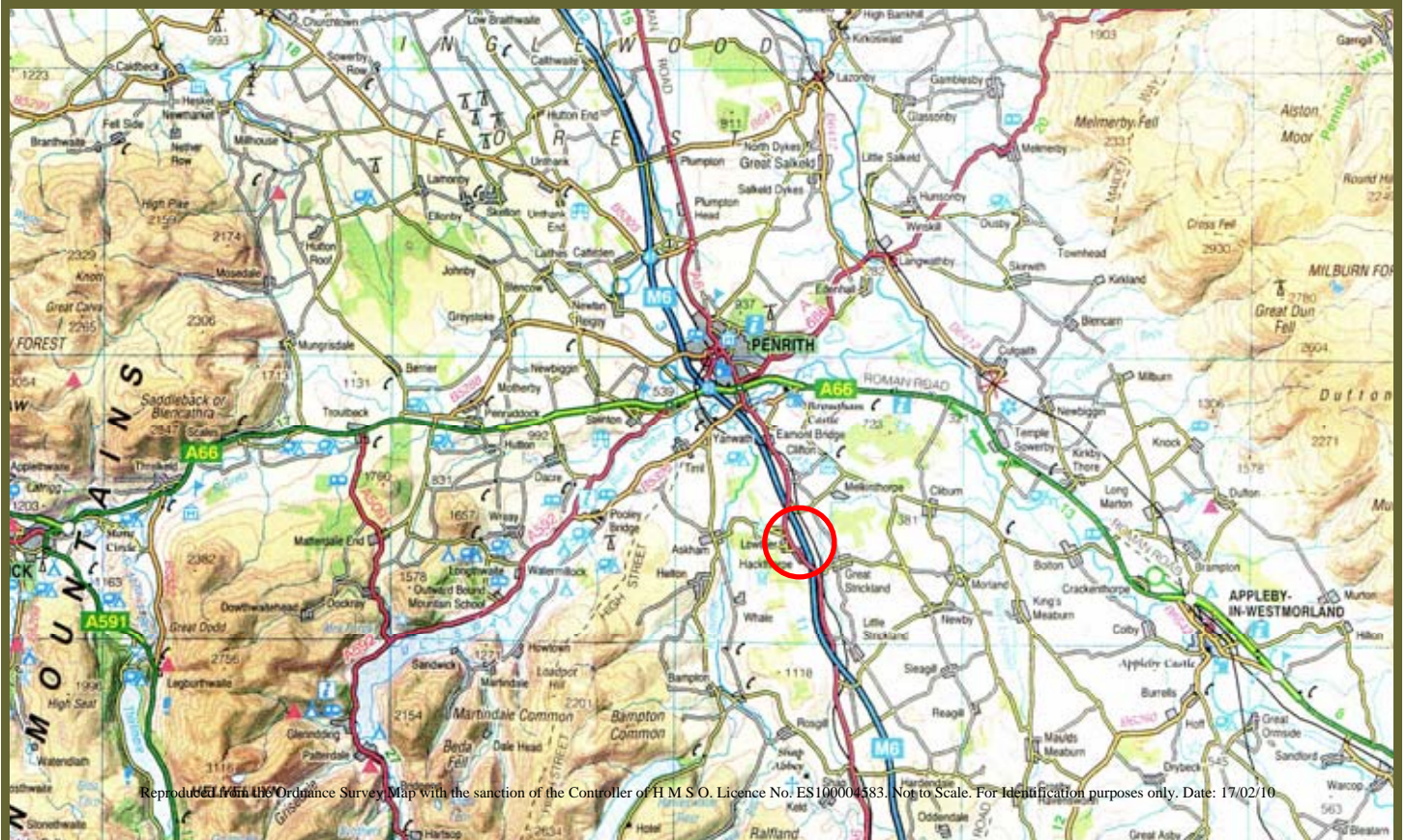
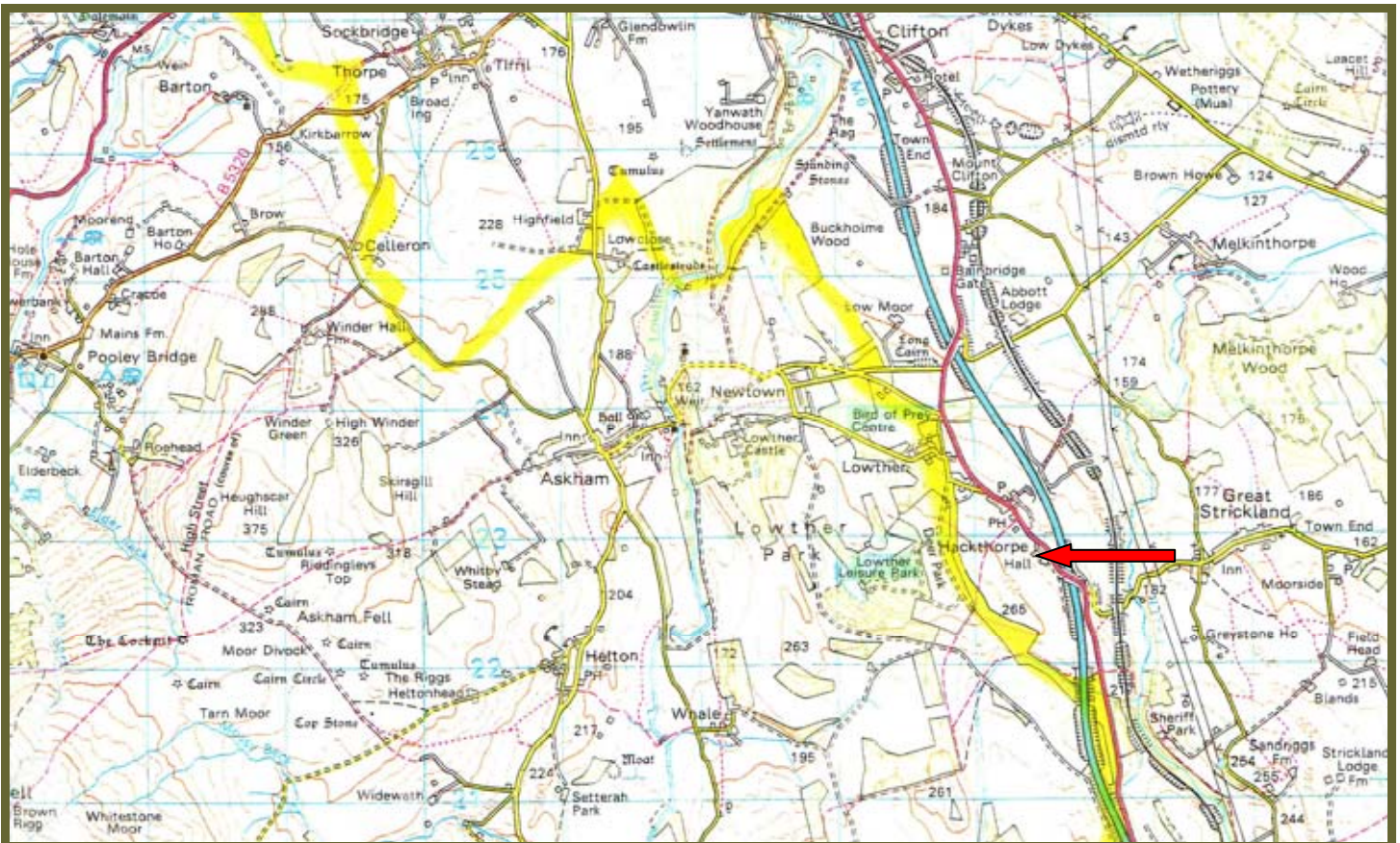
2. NORTH RANGE - FIRST FLOOR

- Units 5, 6, 7a & 7b
- Trunking
- Striking roof architecture highlighted by ceiling washes.



3. SOUTH RANGE - FIRST FLOOR

- Units 17-18



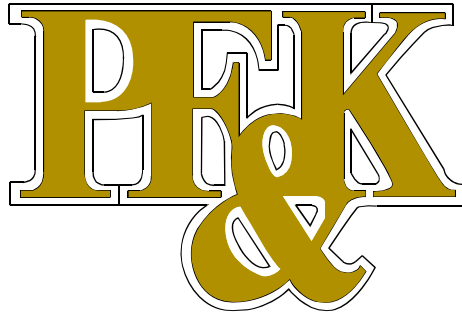
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Lowther Estates - Hackthorpe Hall & Sergents Barn

Available Units as at 25/02/10

Unit	Area Sq Ft	Rateable Value £PA	Rent £PA	Service Charge @ 10% £PA	Insurance 09/10 £PA	Heating Oil £PA	Electric £PA
3	620		7,345.00	734.50	118.11	337.77	1,331.64
10	544	4,450.00	6,929.00	692.90	88.26	824.82	569.98
Warehouse	6,908	16,750.00	29,750.00	2,975.00	262.00	-	-
Sergents Barn	721	6,700.00	8,000.00	1,500.00	200.14	-	-

NB The Oil & Electric figures are based on last year's actual costs

No recent figures are available for the Warehouse

Sergents Barn tenants pay suppliers direct for oil and electric

The rateable value for Unit 3 to be reassessed.

The rateable value is not the rates payable which is calculated by reference to the standard multiplier (41.4p for 2010/11).

PENRITH FARMERS' & KIDD'S plc
Auctioneers, Valuers, Land & Estate Agents

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