

Offices



HALLIN HOUSE OFFICES
NORTH LAKES BUSINESS PARK
PENRITH
CUMBRIA CA11 0JG

TO LET
FLEXIBLE TERMS

- Range of individual office rooms available
- Shared kitchen and WC's
- Business Park on the edge of the Lake District National Park
- 4 miles from Penrith and the M6 Motorway
- Ample parking and easy access

Ref MA1340

Flusco House, Flusco
PENRITH
CUMBRIA CA11 0JA

tel: 017684 83498

email: info@merecommercial.co.uk



Location

North Lakes Business Park is a rural development situated on the edge of the Lake District National Park less than 4 miles west of the Junction 40 of the M6 Motorway and the market town of Penrith via the A66 Trunk Road. The development is divided into a number of smaller plots of land which have been developed for owner occupation or units to let with no traffic congestion, easy access to the Motorway and superb views of Lakeland Fells. Hallin House is situated in a quiet position just off the estate road.

Description

The available offices are on the first floor of Hallin House and benefit from excellent natural light, network trunking, shared toilet and kitchen facilities, security, central heating, ample parking and EV charging point.

Accommodation & Floor Areas

Suite	Status	Sqm	Sqft	Rent pcm	Rateable Value
Office 1	Available	14.0	151	£250	TBC
Office 2	LET	14.2	153	-	£990
Office 5	LET	24.4	263	-	£1,725

A Meeting Room is also available either as an additional room with one of the offices or to be hired out as required.

The rent is inclusive of heating, electricity and broadband, water and waste. Premises with a rateable value of £12,000 or less qualify for 100% small business relief.

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

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.

Terms

The suites are offered on short or longer term tenancies. Requirements and terms will be discussed directly with the landlord.

Fixtures & Fittings

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

Energy Performance Certificate

Energy Rating: C.

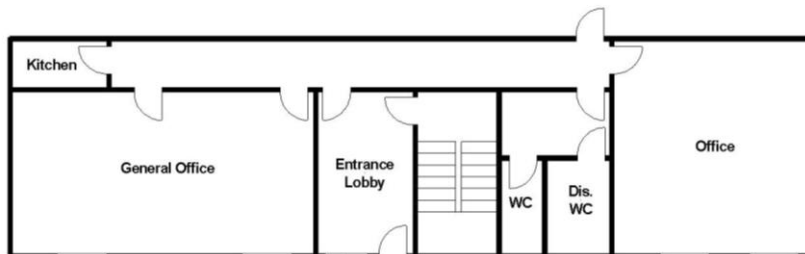
A copy of the EPC is available on our website.

Vat & Stamp Duty

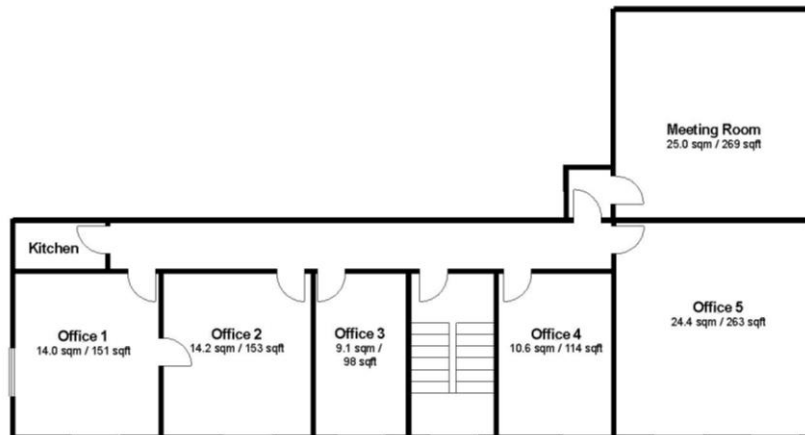
All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Stamp duty is liable at the prevailing rates.

Viewing

Strictly by appointment with the sole agents, Mere Commercial. Tel. 017684 83498. E-mail. info@merecommercial.co.uk Date 20/07/23

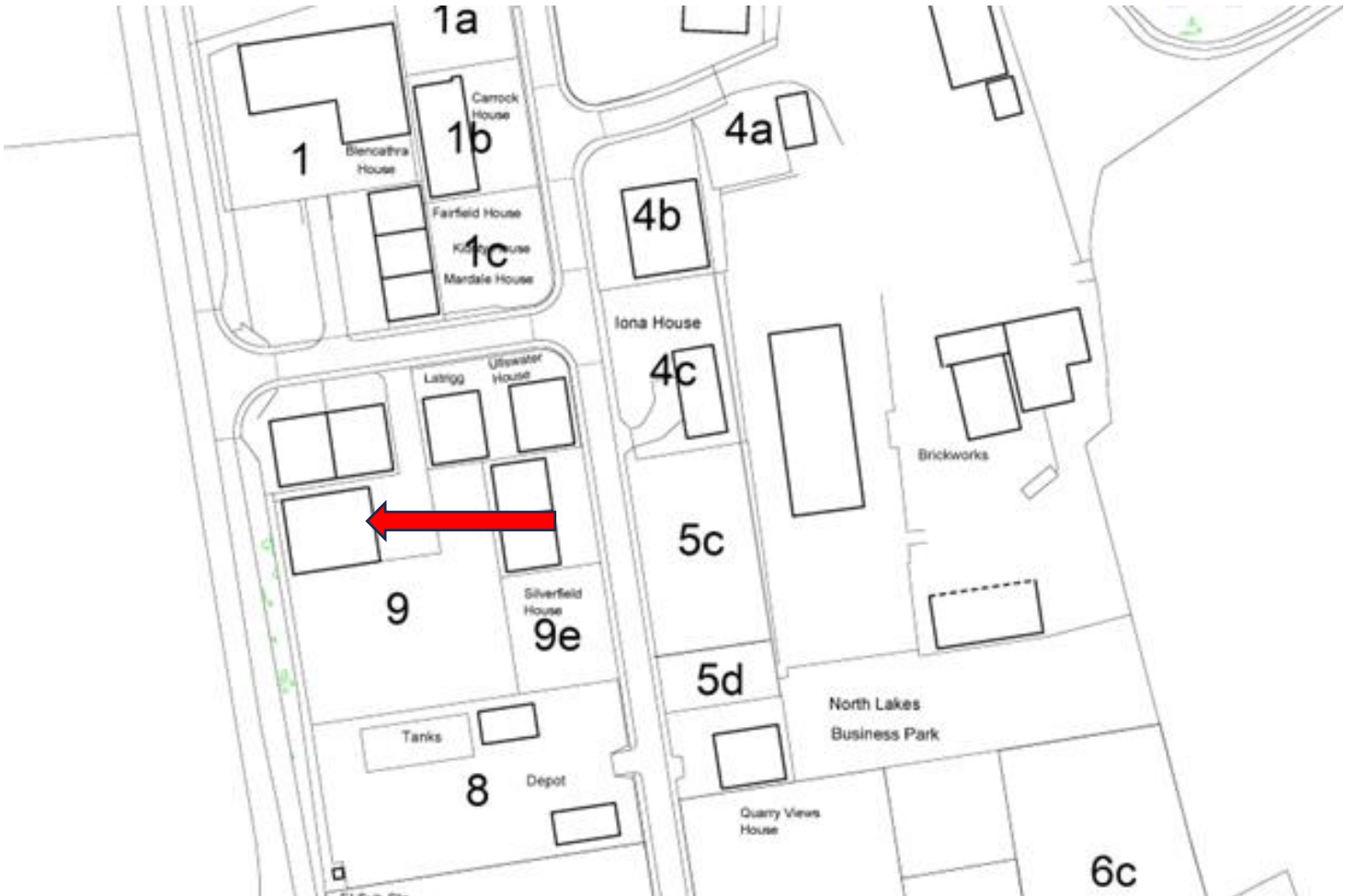


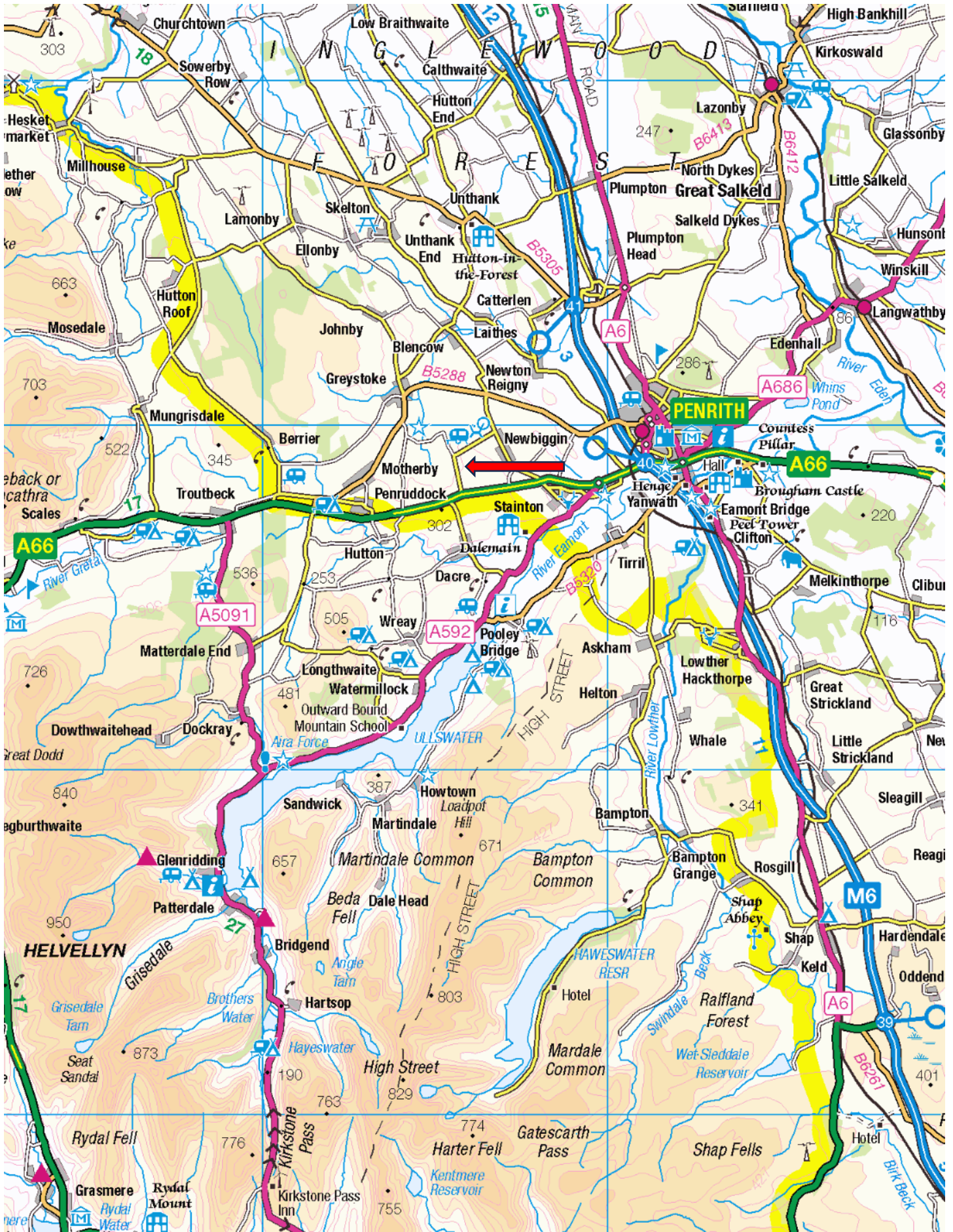
Ground Floor



First Floor

Hallin House
North Lakes Business Park
For illustrative purposes only
Not to Scale
Measurements approximate
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