

# HACKTHORPE HALL BUSINESS CENTRE



## OFFICES TO LET

**17,000 SQ FT of HIGH QUALITY OFFICE ACCOMMODATION**  
From 500 sq ft to 5,800 sq ft



LOWTHER





*"When the average person spends so much of their daily life behind a desk, we need quality surroundings that can stimulate a relaxing yet highly productive atmosphere. Hackthorpe Hall is all that and more."*

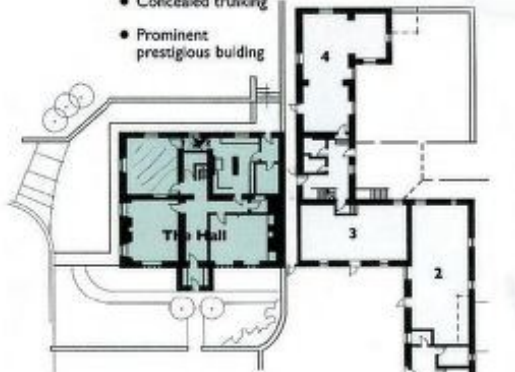
## Welcome to Hackthorpe Hall Business Centre

Hackthorpe Hall Business Centre is a bold office development set in the Eastern Fells of the Lake District at the heart of the Lowther Estate:

- Its historic 16th and 17th century buildings enclose 17,000 sq ft of high quality office accommodation ranging from sizes 500sq ft to 5,800 sq ft.
- Hackthorpe Hall is a landmark set of buildings that set a benchmark for corporate occupancy.
- With careful attention to detail the Lowther Estates have created a high quality of interior supported by up to the minute communications infrastructure, all set in beautiful surroundings.
- Recreational areas within the centre include orchards, patios and cobbled yards with nearby public footpaths linking to the Lowther Estate.
- A superb location to promote your company's image with easy and accessible links to local and national road and rail networks.
- A pro-active on-site Management and Maintenance Team can respond quickly and efficiently to all occupier requirements.
- Winner of the Royal Institution of Chartered Surveyors International Building of the Year Award 2002 (Conservation Category).

#### 1. 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

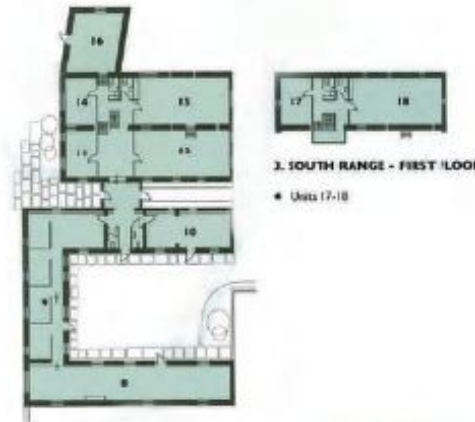
- Units 1-4
- Trunking
- Underfloor heating
- Flexible space options
- Full height glazing
- Exposed beams

#### 1. 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

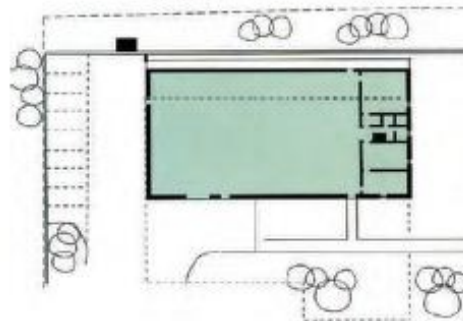
- Units 17-18

#### 3. SOUTH RANGE - GROUND FLOOR

- Units 19-16
- Trunking
- Flexible space options
- Attractive courtyard
- Exposed beams
- Open plan
- Flooring rooms

#### 4. WAREHOUSE

- Office
- Distribution warehousing/manufacturing
- Good access and loading
- Vernacular design



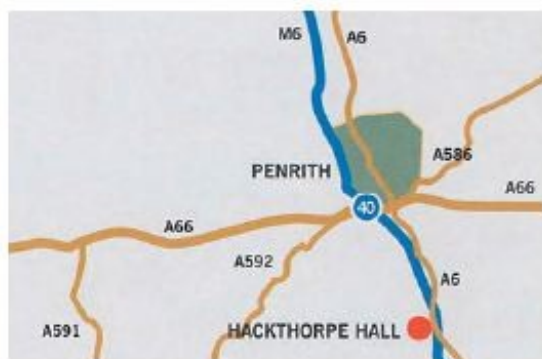
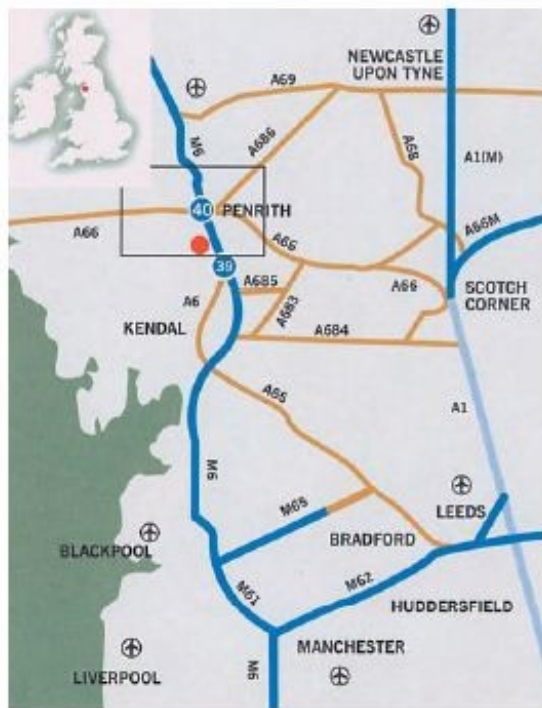
## Accommodation

- The offices have been designed to provide flexible space to suit individual occupiers.
- Where possible traditional architectural detail has been preserved and enhanced, oak trusses and purlins, pine floor beams and joists are visible throughout.

## Specifications

- Up to the minute communications infrastructure
- Oil fired central heating
- Security alarm wiring provided, ready for connection by users
- Full CCTV coverage including infra red cameras
- Free car parking





## Location

- Hackthorpe Hall Business Centre stands adjacent to the A6 trunk route (old north road) and is only 4 miles from junction 40 M6 and 6 miles from junction 39
- Access to the commercial centres of northern and central England and southwest Scotland is provided by excellent connections to the A66 Scotch Corner link, the M74 motorway route to Scotland and the M6 to the Midlands.

## Rail

- The local station is Penrith only 4 miles away, easy access along the A6 to the West Coast rail route with frequent express services between London and Glasgow.

## Air

- Both domestic and international flights operate from Manchester and Newcastle International Airports. Liverpool's John Lennon and Blackpool Airports are within 1 1/2 hours drive.

## Sea

- SeaCat to Ireland from Liverpool

## Terms and Viewing

- The offices at Hackthorpe Hall are available to lease on flexible terms.
- A site visit with a member of the management team is strongly recommended. Viewing at any time by prior appointment.

### For enquiries contact:

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[www.lowther.co.uk](http://www.lowther.co.uk)

