

# New Rural Studio Offices/Workshops To Let

Crofton Estate,  
Near Thursby,  
Cumbria  
CA5 6QD

Edwin  
Thompson



- Brand new studio offices/workshops within an attractive rural estate
- Approximate Gross Internal Areas ranging from 322 sq ft to 1023 sq ft
- Flexible open plan accommodation with high speed fibre broadband

**Rentals from £275 per calendar month**

Ref C276(e)

FIFTEEN Rosehill  
Montgomery Way  
Carlisle  
CA1 2RW

T: 01228 548385  
F: 01228 511042  
E: [carlisle@edwin-thompson.co.uk](mailto:carlisle@edwin-thompson.co.uk)  
W: [edwin-thompson.co.uk](http://edwin-thompson.co.uk)

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## LOCATION

The subject premises are being developed within the grounds of historic Crofton Estate in a rural setting close to the village of Thursby and only 8 miles south west of the city of Carlisle. Crofton Estate is located adjacent to the A595 with excellent access to Carlisle, Wigton which is only 4 miles away and the West Coast.

The estate is accessed from the both the A595 and A596 and provides mature surroundings including woodland, farmland, a fishing lake, caravan parks, cheese farm and Saunders Chocolate.

## DESCRIPTION

The development will provide open plan and cellular office/workshop space with a pitched slate roof, insulated concrete floors and includes large glazed façades, double glazed feature fittings and external stone detailing.

Internally, the properties will provide four open plan office/workshop units with kitchenette facilities, WCs, rear loading access, double height ceiling, double glazed skylights and perimeter trunking for flexible working.

Externally, there is a courtyard providing dedicated car parking within landscaped surrounds.

## ACCOMMODATION

It is understood that the properties provide the following approximate gross internal floor areas:

Unit 1	95.00m <sup>2</sup>	(1023 sq ft)
Unit 2	81.00m <sup>2</sup>	(874 sq ft)
Unit 3	78.00m <sup>2</sup>	(843 sq ft)
Unit 4	30.00m <sup>2</sup>	(322 sq ft)
Unit 1 (The East Wing)	52.14m <sup>2</sup>	(561 sq ft)

## SERVICES

It is understood that the properties will have mains water and a three phase supply of electricity.

## LEASE TERMS

The premises are available by way of a new full repairing & insuring lease for a number of years to be agreed at the following commencing rentals:

Unit 1	£685.00 per calendar month
Unit 2	£585.00 per calendar month
Unit 3	£560.00 per calendar month
Unit 4	£275.00 per calendar month
Unit 1 (The East Wing)	£300.00 per calendar month

It is advised that Unit 1, The East Wing is situated within an adjacent Crofton development and is available for immediate occupation.

## VAT

All figures quoted are exclusive of VAT where applicable.

## RATEABLE VALUE

The premises will need to be re-assessed upon occupation. Prospective tenants should check the potential rates payable with Allerdale Borough Council - Tel: 01900 702 702.

It is understood from the VOA website that Unit 1 (The East Wing) has a Rateable Value of £2,950.

The current Uniform Business Rate (2017/2018) is 47.9 pence in the pound, which would equate to rates payable on the whole of the property of approximately £1,413 per annum. Prospective tenants or purchasers should check the exact rates payable with Allerdale Borough Council – Tel: 01228 817000.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been produced for Unit 1, The East Wing advising a current Energy Performance Asset Rating of A17. A full copy is available to download from the Edwin Thompson website.

Energy Performance Certificates for Units 1 - 4 will be commissioned upon completion of the development.

## LEGAL COSTS

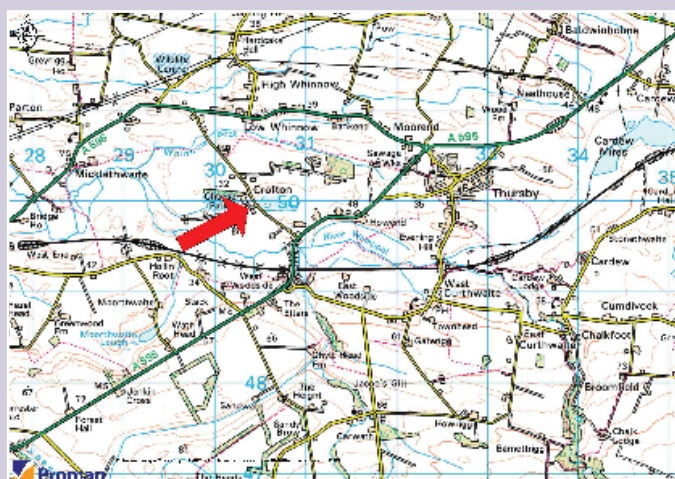
Each party to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT thereon.

## VIEWING

The properties are available to view by prior appointment with the Carlisle Office of Edwin Thompson LLP. Contact:

John Haley - [j.haley@edwin-thompson.co.uk](mailto:j.haley@edwin-thompson.co.uk)  
Joe Ellis - [j.ellis@edwin-thompson.co.uk](mailto:j.ellis@edwin-thompson.co.uk)

Tel: 01228 548385  
[www.edwin-thompson.co.uk](http://www.edwin-thompson.co.uk)



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Registered office: 28 St John's Street,  
Kewick, Cumbria, CA12 5AF.