



**TO LET Versatile Commercial Premises**  
**Thornby Moor Dairy, Crofton Hall, Crofton, Thursby CA5 6QB**

- Attractive commercial premises within historic estate
- Available as a whole or can be subdivided based upon tenant requirements
  - Accommodation extends to approximately 243.52 sq m (2,621 sq ft)
  - To Let - £7,500 per annum exclusive



### LOCATION

Thorny Moor Dairy is located 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 and 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 woodlands, farmlands, caravan parks, and a fishing lake which is popular with walkers.

There are several local businesses within the courtyard such Crofton Hall Coffee Shop and Eatery, Liquid Logic production studios, Glazed Expressions, Enefftech UAV Services and Soul Speak Holistic. The nearby Crofton Workshops house Evolve Yoga, Upland Clay Pottery, Cotton Tails children's designer wear, Nick May Art Gallery and E-Dog.

### DESCRIPTION

Thornby Moor Dairy, who are a cheese production company, currently occupies all of the available accommodation at the site. This is currently split into Unit 1, which has a retail area, cold store and disabled WC on the ground floor. The first floor of Unit 1 is currently used as an office, and is accessed externally via a stairwell. Unit 1 has an attractive sandstone finish externally, under a slate pitched roof. Internally the unit has a mixture of plastered and painted walls and exposed stone walls.

Unit 2 is predominantly used for production for the production of cheese. The production room covers the majority of the floorplate, in addition to a cold store, packing room, cloakroom and WC. Externally the unit has block brick finish under a pitched slated roof. Internally the flooring is tiled with insulated walls and ceilings. There is also an outdoor store which has mainly been used for cheese smoking.

Although having been home to an established cheese production business, the premises could lend itself to a variety of commercial uses, subject to the incoming tenant obtaining the relevant consents. It would be the preference that an incoming tenant takes the whole site, however subject to tenant requirements, a split of units may be considered.

### ACCOMMODATION

It is understood that the premises provide the following approximate Net Internal Floor Area as follows:

Unit 1 Ground Floor	71.05 sq m	(765 sq ft)
Unit 1 First Floor	33.19 sq m	(357 sq ft)
Unit 2 Ground Floor	111.33 sq m	(1,198 sq ft)
Outside Store	27.98 sq m	(301 sq ft)
<b>Total</b>	<b>243.52 sq m</b>	<b>(2,621 sq ft)</b>

### SERVICES

The unit is connected to mains electricity, water and drainage/sewage system. Unit 2 has a three phase electricity supply.

### LEASE TERMS

The premises are available by way of a new Full Repairing & Insuring lease for a term to be agreed and at a commencing rental of £7,500 per annum exclusive.

### VAT

All figures quoted are exclusive of VAT where applicable.

### RATEABLE VALUE

Small Business Rates relief may be available to prospective tenants, who should check the exact rates payable directly via Cumberland Council on 0300 373 3730.

### EPC

A copy of the certificate is available to download from the Edwin Thompson website or upon application.

### LEGAL COSTS

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

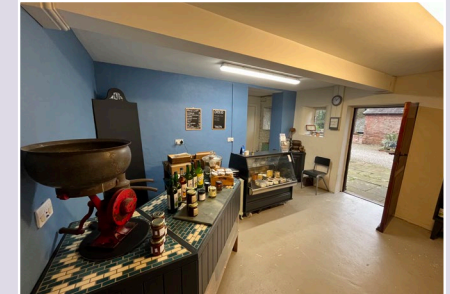
### VIEWING

The property is available to view by prior appointment with Edwin Thompson LLP Contact:

Hugh Hodgson – [h.hodgson@edwin-thompson.co.uk](mailto:h.hodgson@edwin-thompson.co.uk)

Tel: 01228 548385

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



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