

TO LET

**Carigiet
Cowen**

SUITE 3, CUMBRIA HOUSE

GILWILLY INDUSTRIAL ESTATE, PENRITH, CA11 9FF



MODERN OFFICE ACCOMMODATION

* 100% BUSINESS RATES RELIEF FOR ELIGIBLE OCCUPIERS *

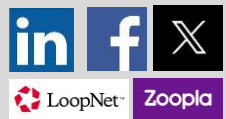
* LOCATED OFF THE A592, WITH DIRECT ROUTES INTO *
PENRITH TOWN CENTRE, THE A66, AND THE M6

* NEAR TO LOCAL AMENITIES *



01228 544733

www.carigietcowen.co.uk



LOCATION

Penrith is a popular market town on the fringe of the Lake District National Park, adjacent to junction 40 of the M6 motorway and the A66 Trans Pennine Trunk Road interchange. Penrith is 20 miles south of Carlisle and 28 miles north of Kendal, the nearest competitive retail centres. Penrith has a resident population of over 16,000, with a local authority catchment of around 50,000.

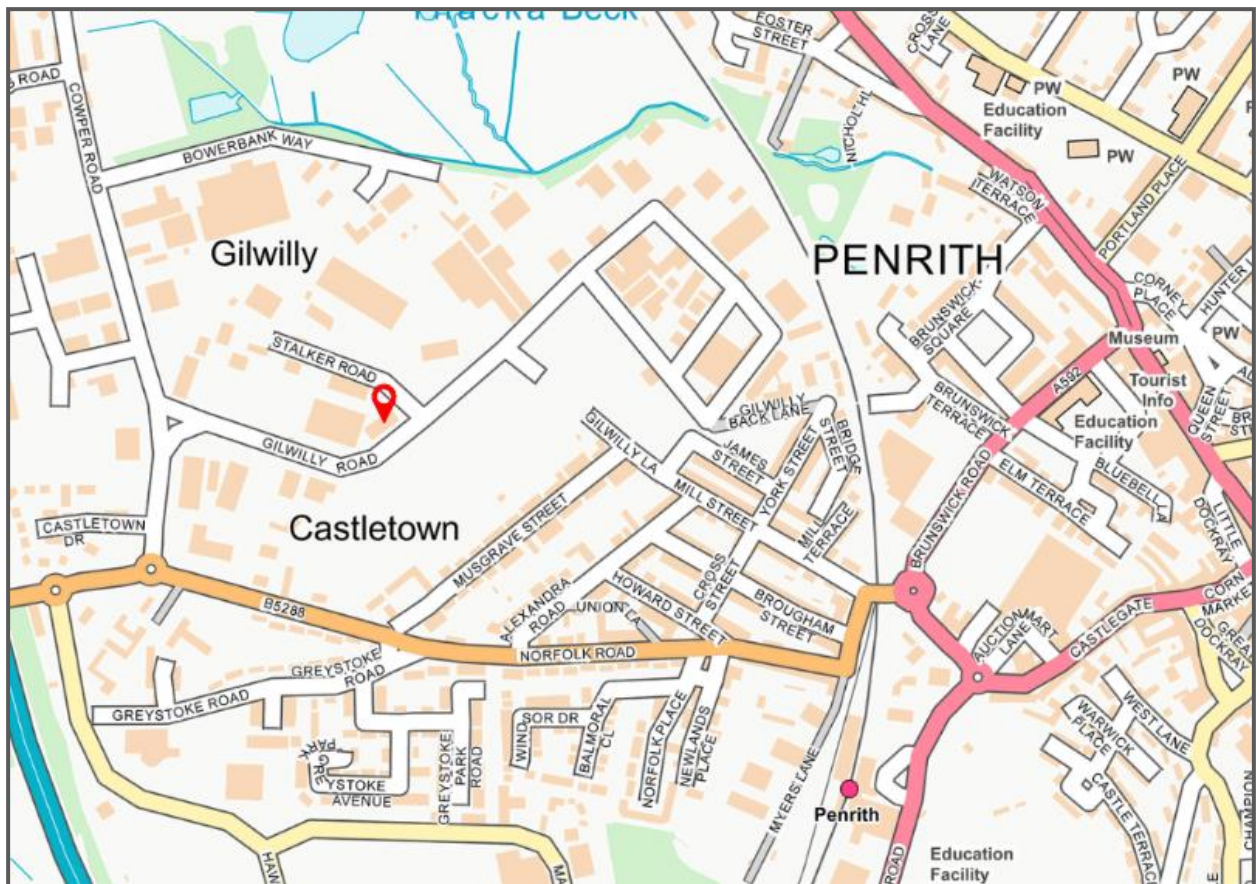
The subject property is located on Gilwilly Industrial Estate at the junction of Gilwilly Road and Stalker Road. Nearby occupiers include AW Jenkinson, Screwfix Penrith, Cumbrian Stone, Huws Gray and @Home Kitchens & Bathrooms.

DESCRIPTION

A two-storey office building made up of brick construction under a felt-covered roof with a designated car parking area.

Unit 3 provides open plan modern office accommodation at the ground floor level suitable for 2 people. Shared WC and kitchen facilities are available on the first floor. The office benefits from perimeter trunking.

A large meeting room on the first floor can also be made available for use via a booking system.



ACCOMMODATION

Floor	Sq m	Sq ft
Internal Area	13.07	(141)

SERVICES

We understand mains water, electricity and drainage are connected to the property. Heating is provided by radiators.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Offices and premises with a 2023 List Rateable Value of £1,475. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

ENERGY PERFORMANCE CERTIFICATE

Cumbria House has an Energy Rating of C-62



LEASE TERMS AND RENT

Unit 3 is available TO LET on a new lease for a term of years to be agreed at a rent of **£1,545 per annum exclusive**. There is an additional on-site service charge payable of **£515 per annum**.

COSTS

Both parties will bear their own legal and professional costs in respect of any transaction.

VAT

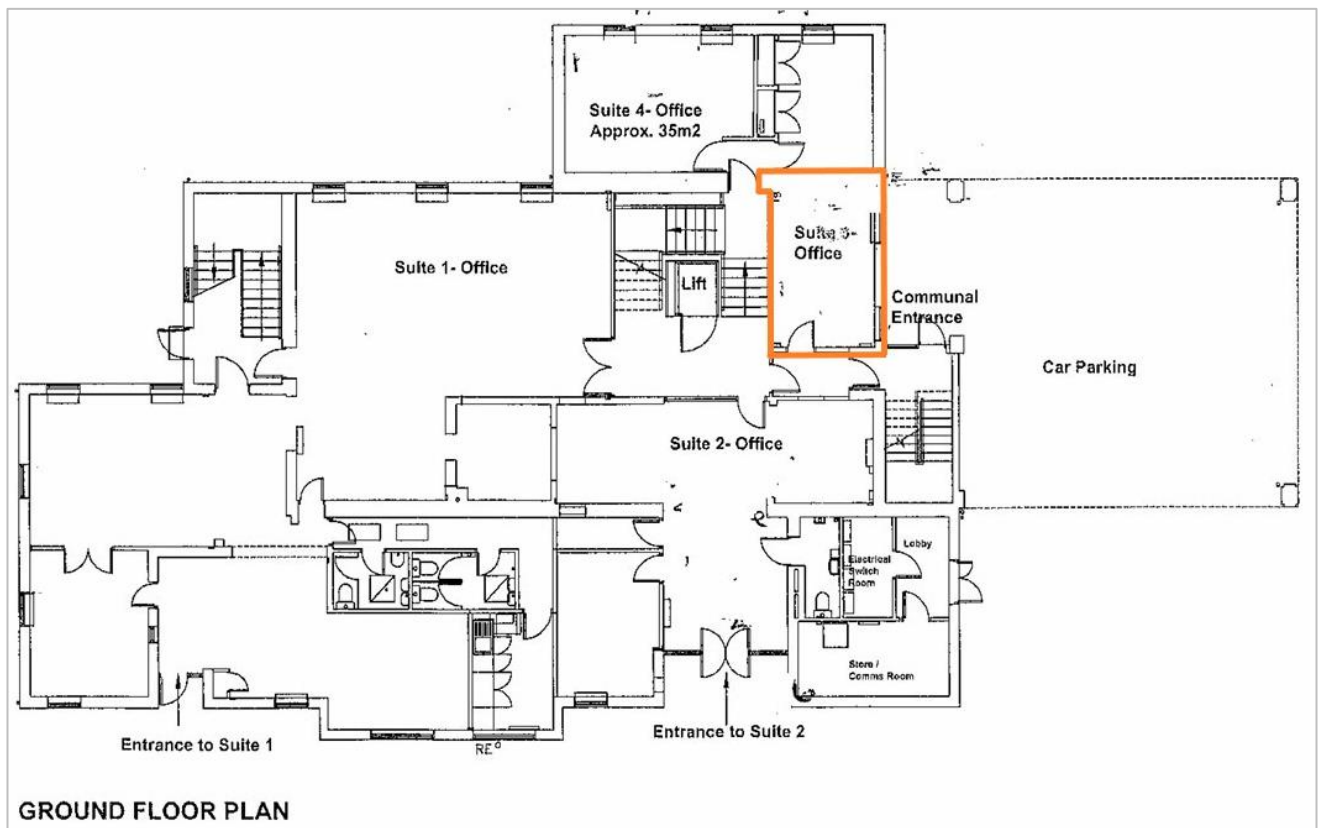
VAT is payable on the rent and any other outgoings.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen. For further information, please contact:

Tel: 01228 544733

Email: carlisle@carigietcowen.co.uk



Prepared: July 2025

7324/MB