

TO LET - HAWKSDALE HOUSE

HARTNESS ROAD, GILWILLY INDUSTRIAL ESTATE, PENRITH, CA11 9BD

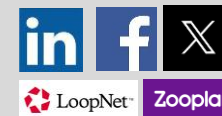
**Carigiet
Cowen**



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MODERN INDUSTRIAL UNIT
8,470 SQ FT (786 SQ M)



LOCATION

Penrith is a popular market town located on the northern fringe of the Lake District National Park at the junction of the M6 motorway and the A66 trunk road. The town also benefits from a West Coast main line railway station.

Hartness Road is located within Gilwilly Industrial Estate, one of Penrith's main industrial areas located a short distance from J40 of the M6. Occupiers within the immediate vicinity include **Howden Joinery**, **A W Jenkinson**, **Heaton's Office Supplies**, **E K Motor Factors** and a wide variety of other national and local operators.

For identification purposes only the location of the property is shown circled red on the attached plan extract opposite

DESCRIPTION

A modern detached industrial unit of steel portal frame construction under a pitched insulated metal sheet roof. The external walls are of similar construction with brick facing along the front elevation.

The unit provides good quality warehouse space with integral ground and first floor offices, kitchen, and wc's.

Vehicular access is by way of 4 no. up and over shutter doors. The property has a clear eaves height of 4.7m. Externally there are parking and circulation areas to the front of the building.



FOR IDENTIFICATION PURPOSES ONLY

ACCOMMODATION

Floor	Sq m	Sq ft
Warehouse	656.7	7,068
Ground Floor Offices	65.1	701
First Floor Office/Display Area	65.1	701
Gross Internal Floor Area	786.9	8,470

SERVICES

Mains electricity (3 phase), water and drainage are laid on to the property. Heating/cooling to the offices is provided by way of air conditioning units.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Warehouse and Premises with a 2023 List Rateable Value of £35,000. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been ordered.



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LEASE TERMS AND RENT

The property will be available from October 2025 by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of **£46,750 per annum exclusive.**

COSTS

Each party will bear their own legal and professional costs in respect of any transaction. Subject to covenant strength, a rental deposit may be required as part of any new letting.

VAT

We understand the property is not elected for VAT and therefore VAT will not be charged on the rent.

VIEWINGS

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

Richard Percival

Tel: 01228 635006

Email: rpercival@carigietcowen.co.uk

Prepared: September 2025

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