

7324/MB

TO LET

CUMBRIA HOUSE
GILWILLY INDUSTRIAL ESTATE
PENRITH, CA11 9FF

****100% BUSINESS RATES RELIEF
FOR ELIGIBLE OCCUPIERS ****



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 circa 16,000 with a local authority catchment in the region of 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, Solway Daf, 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 6 provides open plan modern office accommodation at first floor level. Shared WC and kitchen facilities are available immediately across the hallway. The office benefits from perimeter trunking.

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

ACCOMMODATION/ AVAILABILITY

Unit 6 41.85 sq m 450 sq ft

SERVICES

We understand mains water, electricity and drainage are connected to the property. Heating is provided by way of an air conditioning system.

RATEABLE VALUE

The Valuation Office Agency describes Unit 6 as Office and Premises with a 2023 List Rateable Value of £4,500. Eligible occupiers will benefit from 100% business rates relief.

TERMS

Unit 6 is available **TO LET** on a new lease for a term to be agreed at a rent of **£3,250 per annum exclusive**. There is an additional on site service charge payable of **£1,000 per annum**.

ENERGY PERFORMANCE CERTIFICATE

Cumbria House has an Energy Rating of C-62.

COSTS

Each party will be responsible for their own legal and professional costs incurred.

VAT

We understand there will be VAT payable on the rent and other outgoings.

VIEWINGS

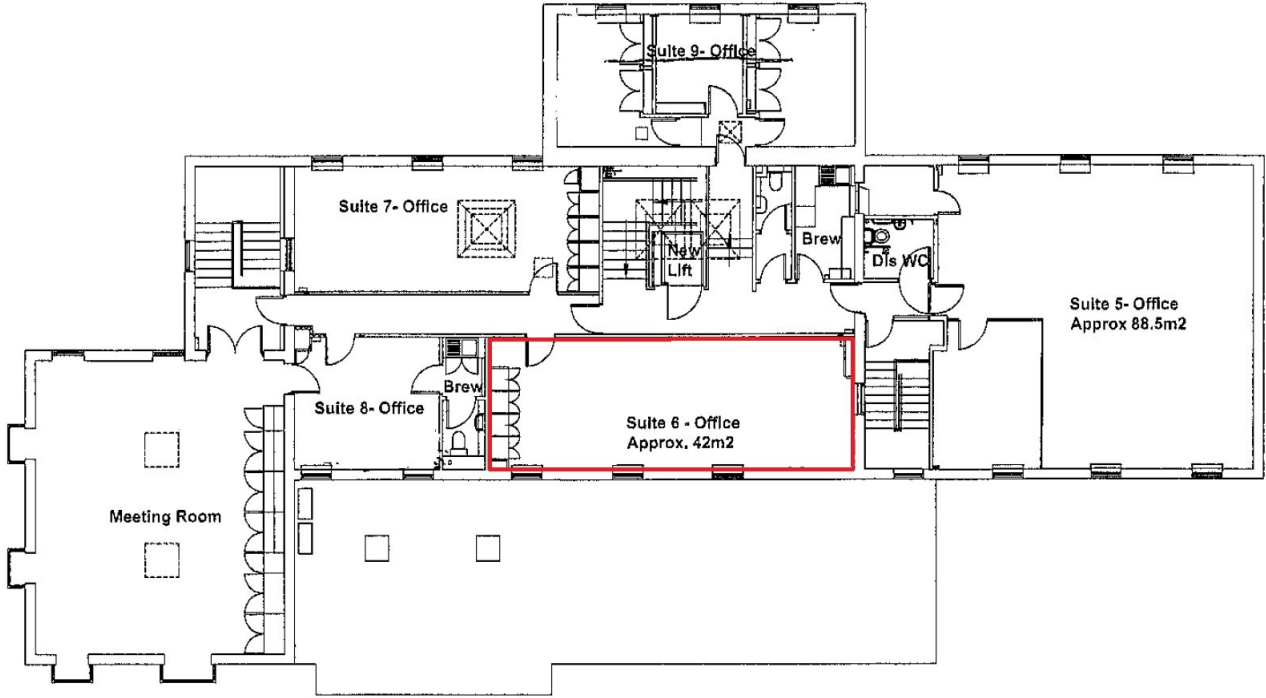
Strictly by appointment with the sole agent, Carigiet Cowen. For further information please contact:-

Tel: 01228 544733

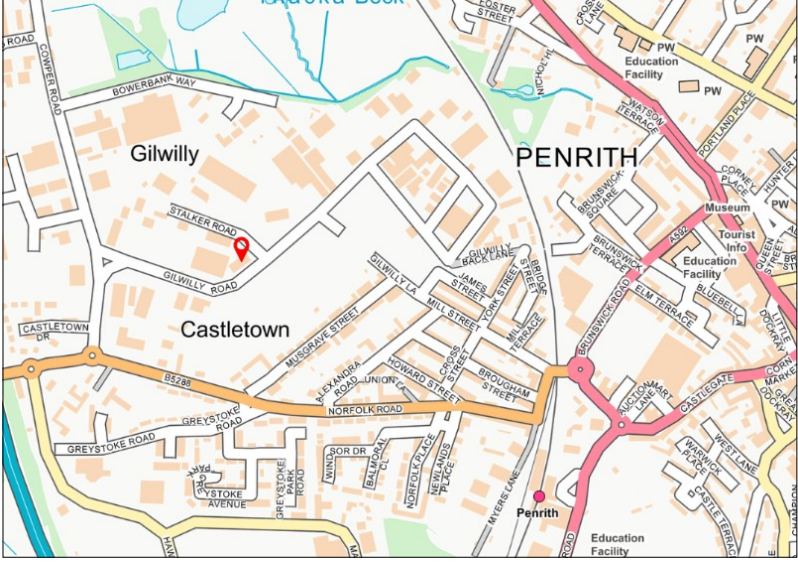
Email: carlisle@carigietcowen.co.uk

Details Prepared

September 2023



FIRST FLOOR PLAN



Carigiet Cowen Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer of contract:
- 2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them:
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