

CUMBERLAND NEWS – 21 SEPTEMBER 2007

The past 12 months has seen Walton Goodland heavily involved in the Penrith office market. Stephen Sewell of the agents confirms, *"We have been involved in transactions totalling approximately 8,000 sq ft comprising entirely of open market lettings and taking into account ongoing deals."* An impressive figure some would argue in the current marketplace where demand for leasehold opportunities has taken a back seat due to a preference from owner occupiers and businesses to purchase freehold and long leasehold buildings wherever possible.

Walton Goodland is now offering **Units 3 & 4 Penrith 40 Business Park** to let on behalf of investor clients. Each office unit comprises 2,095 sq ft split between ground and first floor levels with disabled access and toilet facilities. The office suites are finished to a high specification being fully carpeted with kitchenette facility, perimeter trunking, suspended ceiling and Cat 2 lighting. Prominently located adjacent to Junction 40 of the M6 motorway and fronting Ullswater Road, Hawswater Road and Gillan Way, the units are available to let from £25,000 per annum.

Penrith stands at the gateway to the Northern Lake District and as well as being a catchment area for a prosperous rural hinterland the town stands on an important trade axis linking the motorway network east – west (A1(M) – M6) via the A66. The attraction of free on site car parking, accessibility and stunning doorstep surroundings appears to continue to reinforce the town's reputation. Walton Goodland is also marketing offices to let at **Skirsgill Business Park** on the opposite side of Junction 40 at Penrith. **Units E and M** are currently available having been recently refurbished to a high standard.

The offices offer something different to the market in contrast to Penrith 40. Forming the last two available units in a substantial scheme comprising a refurbished former stable block, the offices provide character accommodation with exposed overhead beams and open countryside views albeit with a full modern specification. The inclusion of on site car parking, 4 spaces per unit, easy access and café facility makes for an attractive office environment.

Walton Goodland is also currently involved with a number of **investment sales** and property investors are advised to contact the company for further details as well as to register their requirements and inclusion on the investment database.

Other new instructions include a retail warehouse in Carlisle at **Lancaster Street** adjacent to Graham Plumbing supplies, Vaseys furniture store and Magnet. The site offers an excellent opportunity for a trade occupier such as a building, plumbing, roofing merchants etc or alternatively a bulk sales/storage company, i.e. furniture, beds, sofas, kitchen/bathroom display or outdoor landscaping, garden goods to name but a few. With free private car parking for upto 30 cars it is unusual to find a property of this magnitude so close to the city centre.

For further information on current available properties either for sale or to let or to register your requirements then please contact Stephen Sewell at Walton Goodland. Alternatively if you are considering acquiring commercial property and require advice be it valuation, landlord or tenant rights, rating, rent review, lease renewal or would simply like to discuss the potential management of individual or property portfolios then please do not hesitate to contact us.

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