

TO LET



Commercial/Office/333 sq ft (31 sq m)/£3,250 per annum

Rooms 3 & 4 Redhills House, Penrith

Redhills Business Park, Penrith, CA11 0DT

Walton Goodland

agency@walgoodland.com

01228 514199 (Carolyn Hardy dealing)



RURAL OFFICES TO LET, ADJACENT A66 AND CLOSE TO JUNCTION 40 (M6) AT PENRITH

- FIRST FLOOR OFFICES IN ATTRACTIVE SETTING
- MULTI-LET BUILDING
- CLOSE TO M6 MOTORWAY, JUNCTION 40 - 1/2 MILE
- CLOSE PROXIMITY TO LAKE DISTRICT NATIONAL PARK

DESCRIPTION

The property comprises a multi-let two-storey office building with a pitch and slate roof, sandstone elevations and rendered finish. The windows are double glazed with timber frames. There is a disabled access ramp to the front of the property, with telephone and IT connections installed into the office areas.

A parking space is available by prior arrangement.

LOCATION

The subject property is located on Redhills Business Park, just off the A66 and approximately half a mile from junction 40 of the M6 motorway.

The Rheghed Centre is approximately 1/2 mile to the west and Penrith Town Centre 1 mile to the east.

Other occupiers include, Beacon Fire, HF Holidays, Eden Country Care alongside a mix of local independent operators.

SERVICES

Mains electricity is connected to the office with mains water and drainage to the kitchen and toilet areas.

LEASE

The property is available to let on internal repairing and insuring terms for a term of years to be agreed.

The property is available from mid-October 2023, although the existing tenant may consider assisting an earlier occupation date.

ACCOMMODATION

First Floor Office

333 sq ft (31 sqm)

Shared communal kitchen and toilet facilities per floor.

RATEABLE VALUE

Offices – £3,300 (2023 listing)

Interested parties should make their pw enquiries of the Valuation Office Agency at www.voa.gov.uk.

Please note, as of April 2017 if the rateable value is £12,000 or less and this is your only commercial property then no business rates will be payable, subject to status.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The office has an EPC rating of E110.

VAT

VAT is payable in addition to the rent.

VIEWINGS

Please contact Walton Goodland.

No approach must be made to the existing tenants on site.

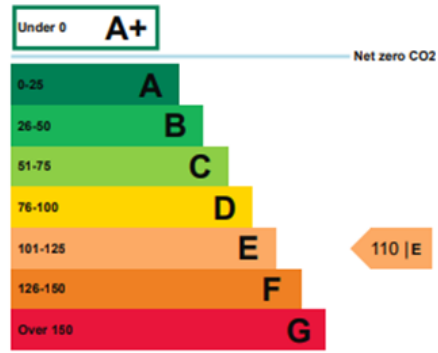
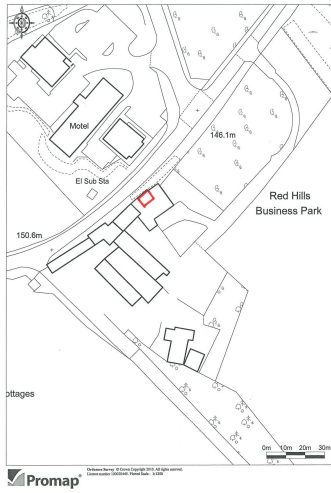
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All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.

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