

# TO LET

Commercial/Industrial/Workshop/3994 sq ft (371 sq m)/£25,000 per annum



## Unit 10 Newtongate Industrial Estate, Penrith – LET (SUBJECT TO CONTRACT)

Cumbria, CA11 0BF - LET (SUBJECT TO CONTRACT)

**Walton Goodland**

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01228 514199 (Carolyn Hardy dealing)



## MODERN LARGE WAREHOUSE WITH GOOD ACCESS TO MAJOR ROAD NETWORKS

- WELL LOCATED ACCESSIBLE ESTATE CLOSE TO M6 MOTORWAY
- INDUSTRIAL WAREHOUSE/STORAGE UNIT
- CLOSE TO GILWILLY AND JUNCTION 40 (M6/A66)
- SPLITTING THE WAREHOUSE INTO TWO UNITS MAYBE CONSIDERED, SUBJECT TO LEASE TERMS AND LENGTH

## DESCRIPTION

Unit 10 comprises a steel portal frame with blockwork infill to an eaves height of 5.2m. The previous tenant has built offices internally.

Other occupiers include United Utilities, alongside a mix of local and national operators.

## LOCATION

Newtongate Industrial Estate adjoins the M6 motorway being close to Junction 40 of the M6/A66.

The site comprises an approximate 5.5 acre estate incorporating single-story industrial units.

## ACCOMMODATION

The property comprises the following approximate areas:-

## GROUND FLOOR

Gross Internal Area  
3,994sq ft (371 sq m)

## SERVICES

Mains electricity (3-phase), water and drainage are connected to the property.

## RATEABLE VALUE

Store & Premises – £18,750

Interested parties should make their own enquiries of the Valuation Office Agency at [www.voa.gov.uk](http://www.voa.gov.uk).

## LEASE

A new lease on full repairing and insuring terms, for a term of years to be agreed.

## VAT

VAT is payable in addition to the rent.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of D79.

## VIEWINGS

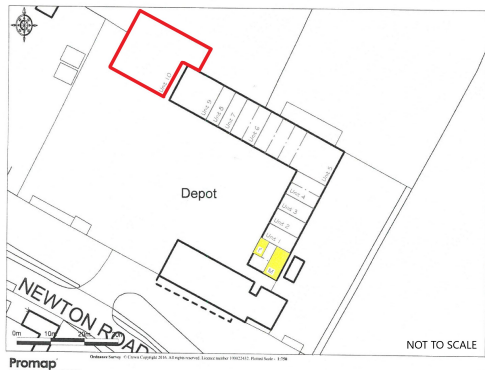
Please contact Walton Goodland.

Walton Goodland act as agents for the Vendors of this property. No person in their employment has any authority to make any representations of warranty whatsoever in relation to this property. All information and measurement in these details are given in good faith, are approximate and whilst every effort has been made to ensure accuracy this cannot be guaranteed. These details do not form part of any contract.

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.

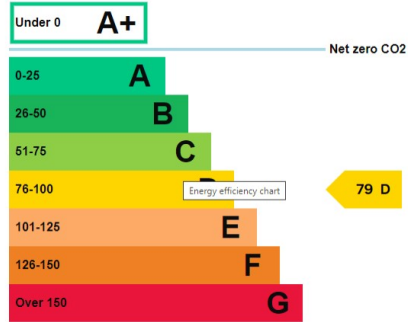
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## Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.

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