

TO LET



Industrial/Light Industrial/Workshop/1013 sq ft (94 sq m)/£8,500 per annum

Units 67B and 67C Gilwilly Industrial

Estate, Penrith

Penrith, CA11 9BL

Walton Goodland

agency@walongoodland.com

01228 514 199 (Carolyn Hardy dealing)



LIGHT INDUSTRIAL UNIT WITH ON-SITE CAR PARKING ON PRINCIPAL TRADING ESTATE

- LIGHT INDUSTRIAL/WORKSHOP UNIT
- LOCATED CLOSE TO JUNCTION 40, M6/A66 (PENRITH, CUMBRIA)
- PRINCIPAL TRADING ESTATE LOCATION

DESCRIPTION

Single storey terrace lock-up units of block work construction beneath a pitch and tile covered roof with concrete floor.

The properties extend to an eaves height of 10 ft. with double timber access doors and are currently linked together as one unit. Each unit benefits from a WC, wash hand basin.

2 nr. car parking spaces within the yard area to the front per unit.

LOCATION

The property is located to the rear of Gilwilly Industrial Estate on the north western fringe of Penrith. Other occupiers include Travis Perkins and a mix of national and local companies. The property is within approximately 1.5 miles of access to the M6/A66 at junction 40.

ACCOMMODATION

The property comprises the following approximate areas:

UNIT 67B

Workshop – 439 sq ft (41 sq m)

Double doors extend to a height of 2.15m by 2.089m wide.

UNIT 67C

Workshop – 511 sq ft (47 sq m)

Office – 63 sq ft (6 sq m)

Double doors extend to a height of 2.14m by 2.089m wide.

Externally there is provision for 2 car parking spaces per unit.

SERVICES

The properties are connected to mains electricity, water and drainage.

There is currently a single gas supply located in Unit 67B which serves both units.

The tenant is responsible for the payment of all utilities.

RATEABLE VALUE

Units 67B & 67C: £6,200 (2023)

Please note that as of 1 April 2017, if this is your only commercial premises then no business rates will be payable, subject to status.

Interested parties are advised to make their own enquiries of the Valuation Office as www.voa.gov.uk.

RENT

£8,500 per annum exclusive of business rates, VAT and all other outgoings.

SERVICE CHARGE

A service charge is payable to cover the repair, maintenance and decoration of the external common areas of the property.

VAT

VAT is not applicable.

LEASE

A new 3 year lease term or increments thereof, to be agreed on full repairing and insuring terms.

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.

LEGALS

The tenant will be responsible for contributing to the Landlords legal & professional costs.

ENERGY PERFORMANCE CERTIFICATES (EPCs)

The properties have the following EPC ratings:

UNIT 67B – E116

UNIT 67C – E125

VIEWINGS

Please contact Walton Goodland.

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Walton Goodland. 10 Lowther Street, Carlisle CA3 8DA T: 01228 514199 F: 01228 594303
agency@walgoodland.com www.walgoodland.com



Energy performance certificate (EPC)

57C GILWILLY ROAD GILWILLY INDUSTRIAL ESTATE PENEATH CA11 9BL	Energy rating E	Valid until: 24 September 2030 Certificate number: 2904-7202-0764-5969-3324
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Property type: B1 Offices and Workshop businesses

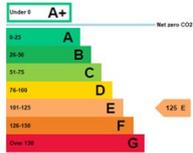
Total floor area: 57 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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Energy performance certificate (EPC)

Unit 67B Gilwilly Road Gilwilly Industrial Estate Peneath CA11 9BL	Energy rating E	Valid until: 22 September 2030 Certificate number: 0176-7124-7448-7641-4024
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Property type: B2 to B7 General Industrial and Special Industrial Groups

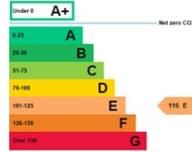
Total floor area: 45 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is E.



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