

TO LET

Office/309 sq. ft. (29 sq. m.)/£3,250 pa



Room 11 Redhills House, Redhills

Business Park, Penrith

Penrith, CA11 0DT

Walton Goodland

agency@waltongoodland.com

01228 514 199 (Carolyn Hardy dealing)



**GROUND FLOOR OFFICE IN ATTRACTIVE LOCATION NEAR TO
JUNCTION 40 (M6/A66)**

- EDGE OF LAKE DISTRICT NATIONAL PARK
- JUNCTION 40 (M6/A66) - 1/2 MILE

LOCATION

The subject property is located in Redhills Business Park just off the A66 approximately half a mile from Junction 40 of the M6 Motorway. The Rheged Centre is approx. half a mile to the west and Penrith Town Centre is approx. 1 mile east. Other occupiers include HF Holidays and Beacon Fire alongside other local businesses.

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 and the rainwater goods are cast iron. There is a disabled access ramp to the front door. The property comes with a car parking space.

RENT

£3,250 per annum, exclusive of business rates, VAT and all other outgoings.

TERMS

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

Property available from November 2023.

VAT

VAT is applicable.

ACCOMMODATION

The property comprises the following approximate areas:

Ground Floor

Room 11 309 sq. ft. (29 sq. m.)

SERVICES

The property benefits from mains electricity, water and drainage. Heating is by way of electric storage heaters throughout.

RATEABLE VALUE

Office – £2,400 (2023 list)

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.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of D93.

VIEWINGS

Please contact Walton Goodland.

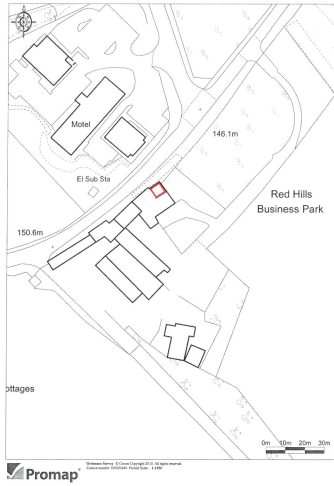
Walton Goodland act as agents for the Vendors of this property. No person in their employment has any authority to make any representations of warranty whatsoever in relation to this property. All information and measurement in these details are given in good faith, are approximate and whilst every effort 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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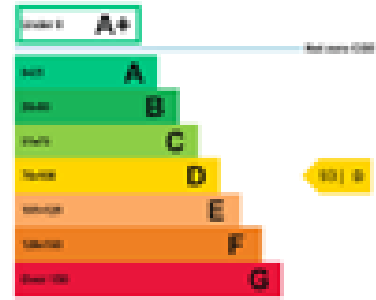


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Energy efficiency rating for this property

This property's current energy rating is **D**.



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

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