

TO LET



Commercial/Office/From: 65 sq m (697 sq ft)/£Rents from
£7,500 per annum + VAT

Units 3A and 3B, Redhills Business

Park, Penrith

Cumbria, CA11 0DT

Walton Goodland

agency@waltongoodland.com

01228 514199 (Carolyn Hardy/Will Riddell dealing)



**NEWLY REFURBISHED GROUND AND FIRST FLOOR OFFICE UNITS
WITH PARKING.**

- ATTRACTIVE RURAL BUSINESS PARK LOCATION ADJACENT JUNCTION 40 M6/A66
- SELF-CONTAINED OFFICE SUITES WITH THEIR OWN ENTRANCE
- POPULAR BUSINESS PARK LOCATION WITH COUNTRYSIDE VIEWS BETWEEN PENRITH TOWN CENTRE AND RHEGED
- ON SITE CAR PARKING

DESCRIPTION

2 office suites located within a traditional sandstone building refurbished to provide modern office accommodation with each individual unit having its own toilet facilities and kitchen.

ACCOMMODATION

The suite units comprise the following approximate areas and dimensions:-

3A: 65 sq m (703 sq ft)

3B: 65 sq m (697 sq ft)

LEASE

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

The property will be available from September 2025.

EPC

The property is currently undergoing refurbishment.

SERVICES

The properties are connected to mains electricity and water. Drainage is through a septic tank.

The offices are heated via a combination of storage heaters and electric wall mounted heaters.

BUSINESS RATES

The properties are to be reassessed upon completion of a new lease agreement.

RENT

3A – £7,500 PA

3B – £7,500 PA

All rents are quoted exclusive of Business Rates, VAT and all other outgoings.

VAT

VAT is payable in addition to the rent.

VIEWINGS

Please contact Walton Goodland.

Strictly no approach should be made to the tenants on site.

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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Redhills Business Park, Redhills Lane, Redhills, Penrith, CA11 0DT



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