



WALTON
GOODLAND

Chartered Surveyors

TO LET

From 245 Sq. ft. / from **£2,000 per annum**

T: 01228 514199

E: agency@waltongoodland.com



Offices in Redhills House, Redhills Business Park, Penrith Cumbria, CA11 0DT

Picturesque ground and first floor office space adjacent to A66 and M6 (Junction 40)

- In close proximity to the Lake District National Park and Penrith town centre.
- Historic Multi-let office building with shared kitchen and WC facilities.
- Assigned parking spaces available
- Multiple offices available.



LOCATION

Redhills House is prominently situated within Redhills Business Park, one of Penrith's most established and picturesque commercial locations, with other occupiers including PFK, and Beacon Fire Protection.

The property benefits from excellent connectivity, the A66 provide easy access to Keswick, the Lake District National Park, and Penrith town centre.

Junction 40 of the M6 motorway is only half a mile away, and allows for easy access to major northern cities such as Carlisle, Glasgow, and Manchester.

DESCRIPTION

Redhills House is a multi-let two storey building with a pitch and slate roof, sandstone elevations and rendered finish. The windows are double glazed with timber frames. Cat 2 lighting along with telephone and IT connections are installed to the office areas.

The property provides high-quality, self-contained office accommodation offering a professional and modern working environment, suitable for a variety of occupiers including SMEs, professional services, and regional offices.

Car parking spaces are available by arrangement.

ACCOMMODATION

The properties comprise the following approximate areas:-

Ground Floor

9 & 10 - 456 Sq. ft. (42 Sq. m.)

First Floor

1 & 2 - 245 Sq. ft. (23 Sq. m.)

3 & 4 - 333 Sq. ft. (31 Sq. m.)



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£ RENT
Rooms 1 & 2 - £ 2,000 per annum
Rooms 3 & 4 - £ 2,600 per annum
Rooms 9 & 10 - £ 3,500 per annum

All figures are exclusive of business rates, VAT and all other outgoings.

🔑 TENURE
 A new lease on full repairing and insuring terms to be agreed.

⚡ SERVICES
 The offices benefit from mains electricity with water and drainage within the shared kitchen and toilet areas.

The properties have access to the following shared facilities:-

First Floor
 Kitchen with sink and fitted cabinets
 Ladies - 1 WC & 1 WHB
 Gents - 1 WC & 1 WHB

Ground Floor
 Kitchen with sink and fitted cabinets
 2 WC & 2 WHB

💡 EPC
 The office comprise the following EPC's:

Rooms 1 & 2 - E110
Rooms 3 & 4 - C57
Rooms 9 & 10 - E105

% VAT
 All prices are quoted exclusive of and are liable to Vat.



BUSINESS RATES

Rooms 1 & 2

- £2,400 (2026 listing)

Rooms 3 & 4

- £3,350 (2026 listing)

Rooms 9 & 10

- £3,850 (2026 listing)

Interested parties should make their own enquiries of the Valuation Office Agency.

Please note: If this is your only commercial property and the ratable value is below £12,000, you may be entitled to business rates relief, subject to status.



SERVICE CHARGE

A service charge is payable for the repair, maintenance and decoration of the common areas.



VIEWINGS & CONTACT

All enquiries to Walton Goodland

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