



WALTON
GOODLAND

Chartered Surveyors

TO LET

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31,861 Sq. ft. (2,960 Sq. m.) / **£POA**

17 Bowerbank Way, Gilwilly Industrial Estate, Penrith, Cumbria, CA11 9BQ

Industrial/warehouse unit with roller-shutter access on secure, gated site.

- Strategic location on the corner of Cowper Road, and Bowerbank Way
- 3-Phase power supply
- Electric roller-shutter access with 3 dock height loading bays
- Internal ramped access to upper level warehouse space
- Heavy duty mezzanine floor in rear unit.
- Included within a secure gated site.



LOCATION

The property is situated on Bowerbank Way within the well-established Gilwilly Industrial Estate, one of Penrith's principal commercial and employment areas. The estate benefits from excellent connectivity, located just off Junction 40 of the M6 motorway and in close proximity to the A66, providing strong transport links regionally and nationally.

Other occupiers of Gilwilly Industrial estate include AW Jenkinsons, Screwfix, and Toolstation Ltd

Penrith town centre lies approximately 1.5 miles to the south, offering a wide range of amenities and services.

DESCRIPTION

The property comprises 2 adjoining industrial/warehouse units.

The front unit is of steel portal frame construction with part brick and block profile clad elevations. The unit is over 2 levels, with the lower providing access via an electric roller-shutter door, personnel door and an internal ramp that allows access to the upper level and rear unit. The upper level includes the office and WC facilities, as well as 3 dock level loading bays.

The rear unit steel portal framed unit with insulated profile clad elevations, a roof incorporating translucent roof panels. the unit provides clear-span warehouse accommodation with concrete flooring and a heavy-duty (734kg per Sq. m.) mezzanine unit covering the full footprint of the unit.

Externally, the unit benefits from dedicated car parking and loading areas included within a secure fenced site.

SERVICES

Mains water, drainage, and electricity are connected to the property. None of the services or associated plant have been tested.





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Energy performance certificate (EPC)

Unit 17 Bowerbank Way Gilwilly Industrial Estate PENRITH CA11 9BQ	Energy rating E	Valid until: 23 February 2036
		Certificate number: 3100-9513-8014-8150-9486

🏠 ACCOMMODATION

The property comprises the following approximate areas:-

Front Warehouse

Lower Floor - 9,641 Sq. ft. (896 Sq. m.)

Raised Floor - 2,176 Sq. ft. (202 Sq. m.)

Rear Warehouse

Ground Floor - 10,596 Sq. ft. (984 Sq. m.)

Mezzanine - 9,448 Sq. ft. (878 Sq. m.)

Total Internal Area - 31,861 Sq. ft. (2,960 Sq. m.)

Total Site Area - 1.24 Acres

£ RENT £POA

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.

💡 EPC

EPC - E112

💰 BUSINESS RATES

Rateable Value - £88,500

Interested parties should make their own enquiries at
<https://www.tax.service.gov.uk/business-rates-find/search>

% VAT

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

🔭 VIEWINGS & CONTACT

All enquiries to Walton Goodland



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