WALTON GOODLAND
Chartered Surveyors

T: 01228 514199
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3.957 Acres (1.602 ha) / £POA

TO LET

Development Land, Redhills, Penrith
Cumbria

Development land to let in prominent roadside location adjacent to A66

- Prominent location adjacent to the A66
- Short or long-term lease opportunities
- Flexible plot sizes available (subject to agreement)
- Suitable for a variety of commercial uses, subject to the necessary planning permissions and consents
- Excellent accessibility and road connections
- Immediate availability, subject to legal formalities

LOCATION

The site occupies a highly prominent position adjacent to the A66, providing excellent visibility and direct access to one of the region's principal arterial routes, making it suitable for a wide range of commercial and development opportunities.

The site is adjacent to the West-Coast Mainline and Redhills Business Park, including occupiers such as PFK and Beacon Fire Protection.

DESCRIPTION

The property comprises a parcel of development land available to let on either a short or long-term lease. The landlord is willing to consider leasing the site as a whole or splitting it into smaller plots to suit individual occupier requirements, subject to agreement and any necessary statutory approvals.

The site presents an excellent opportunity for businesses seeking a well-connected roadside location.

Please note: Access through the site is to be retained by the landlord.

ACCOMMODATION

The site comprises the following approximate areas:-
Total area - 3.957 Acres (1.602 ha)

SERVICES

Interested parties should satisfy themselves as to the availability and capacity of all mains services. Further information is available upon request.

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RENT

Rent is available upon application and will depend upon the area required, proposed use, and lease terms agreed.

TENURE

A new short or long lease to be agreed.

USE

The land is considered suitable for a variety of commercial and development uses, subject to the appropriate planning permissions, statutory consents, and landlord's approval where required.

EPC

An Energy Performance Certificate is not required for open development land.

BUSINESS RATES

Interested parties should make their own enquiries with the Local Rating Authority regarding the assessment of any business rates liability.

VAT

All figures quoted are exclusive of VAT where applicable.

VIEWINGS & CONTACT

Viewings are strictly by appointment only and can be arranged through Walton Goodland

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