



WALTON
GOODLAND
Chartered Surveyors

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TO LET

3.957 Acres (1.602 ha) / £POA

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