

# A 1 ACRE COMMERCIAL SITE - TO LET

Site 7B, North Lakes Business Park,  
Flusco, Penrith,  
Cumbria  
CA11 0JG

Edwin  
Thompson



- A 1.00 acre commercial site offering flexible storage use.
- Level and regular shaped site with secure steel palisade fencing.
- Popular Commercial/Trading Estate with excellent proximity to the A66 and Junction 40 of the M6 motorway.

**Rental - £25,000 per annum exclusive.**

Ref: W1251

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### LOCATION

The subject site is located on the southern side of North Lakes Business Park a popular commercial and trading estate on the edge of the Lake District National Park and approximately 4 miles west of Penrith, Cumbria in the North West of England.

The estate has a variety of uses that include trade, transport, storage companies and owner occupiers that include Field View Electrical, P and H Plant Hire, Country Puddings, Classic Desserts, A-Plant, Thomas Armstrong (Concrete Blocks), PPM Ltd and Sundog Energy.

Penrith is an attractive and affluent market town situated on the north east fringe of the Lake District. It is well located being on Junction 40 of the M6 providing direct access north and south and to the A66 which leads west to the Lake District National Park and east to Scotch Corner and the A1(M).

Penrith has a resident population of approximately 15,000 (2001 Census) and is located within Eden District with a District population of over 51,000. Carlisle is approximately 20 miles to the north, Kendal 32 miles to the south and Keswick 18 miles to the west. Penrith has a train station on the West Coast Line with direct services north to Carlisle and Glasgow and south to London Euston with a train journey time of around 3 hours.

North Lakes Business Park is accessed via an unnamed road directly from the A66 trunk road which is turn leads to the M6 Junction 40/A66 interchange and along to Keswick, Cockermouth and the west coast of Cumbria.

### DESCRIPTION

A regular and rectangular shaped site, accessed via a double steel palisade gate at the eastern boundary from the main estate road.

The site is bounded by secure steel palisade fencing, incorporates hardcore ground finishes, and has mains electricity, water and private septic tank connections to site.

### ACCOMMODATION

The site has been measured on a gross area basis as follows:

Approximate Site Area      0.40 Hectares      (1.00 acres)

### SERVICES

The site is connected to mains electricity (3 phase), water and private drainage/ sewage system.

Interested parties are advised to rely upon their own enquiries for the availability of services and it is the responsibility of the occupier to determine the exact position of existing services and to arrange for any modification/connection of these to the development in consultation with the relevant services providers.

### LEASE TERMS

The property is available by way of a new Full Repairing & Insuring lease for a number of years to be agreed and at a commencing rental of £25,000 per annum exclusive.

### VAT

All figures quoted are exclusive of VAT where applicable.

### LEGAL COSTS

Each party to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT thereon.

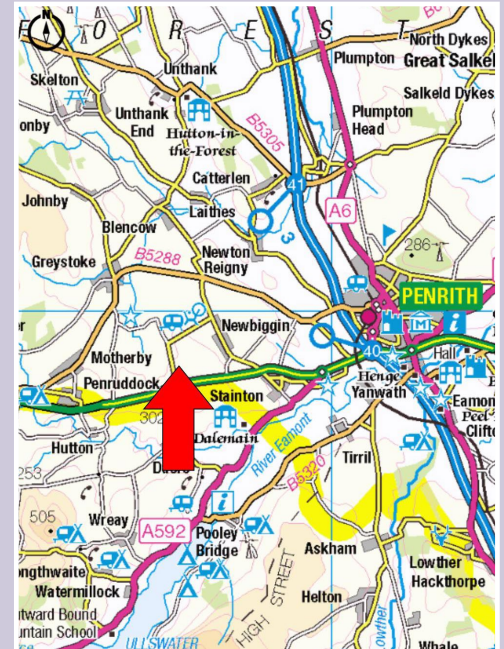
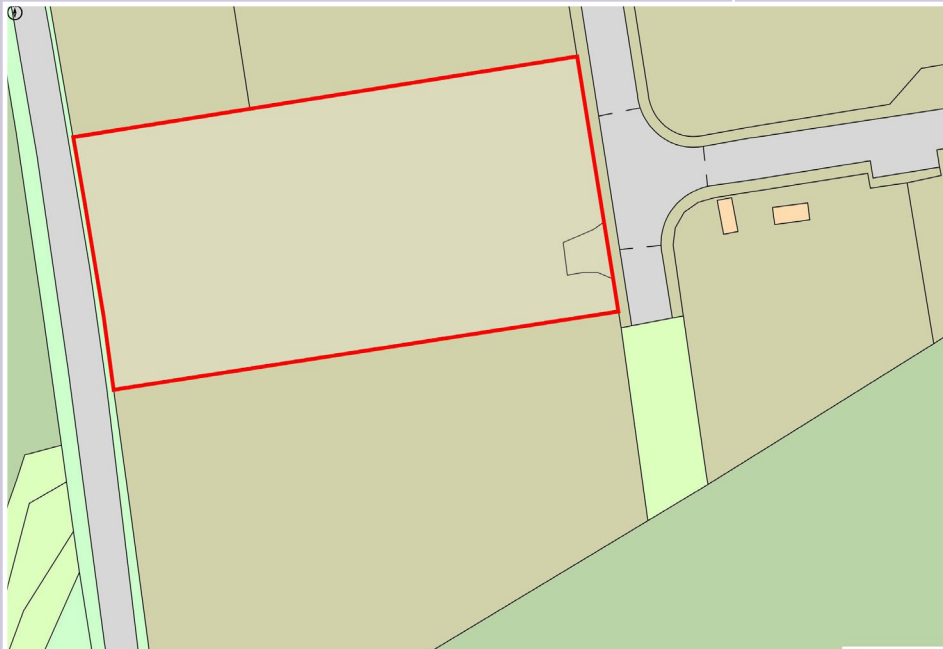
### VIEWING

The site is available to view by prior appointment with the Windermere Office of Edwin Thompson LLP. Contact:

Joe Ellis – [j.ellis@edwin-thompson.co.uk](mailto:j.ellis@edwin-thompson.co.uk)

Tel: 015394 48811

[www.edwin-thompson.co.uk](http://www.edwin-thompson.co.uk)



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