



## Unit 3 & 4 Falcon House

Eden Business Park, Gilwilly Industrial Estate, Penrith, Cumbria CA11 9BB

NEW BUILD WAREHOUSE / INDUSTRIAL / QUASI TRADE / OFFICE UNITS  
**AVAILABLE TO LET**

Edwin  
Thompson



23 Church Street  
Windermere  
Cumbria  
LA23 1AQ

T: 015394 48811  
F: 015394 48916  
E: [windermere@edwin-thompson.co.uk](mailto:windermere@edwin-thompson.co.uk)  
W: [edwinthompson.co.uk](http://edwinthompson.co.uk)



A6

EDEN BUSINESS PARK  
DEVELOPMENT SITE

THACKA NATURE  
RESERVE

PENRITH  
BEACON

PENRITH

GILWILLY INDUSTRIAL  
ESTATE

M6



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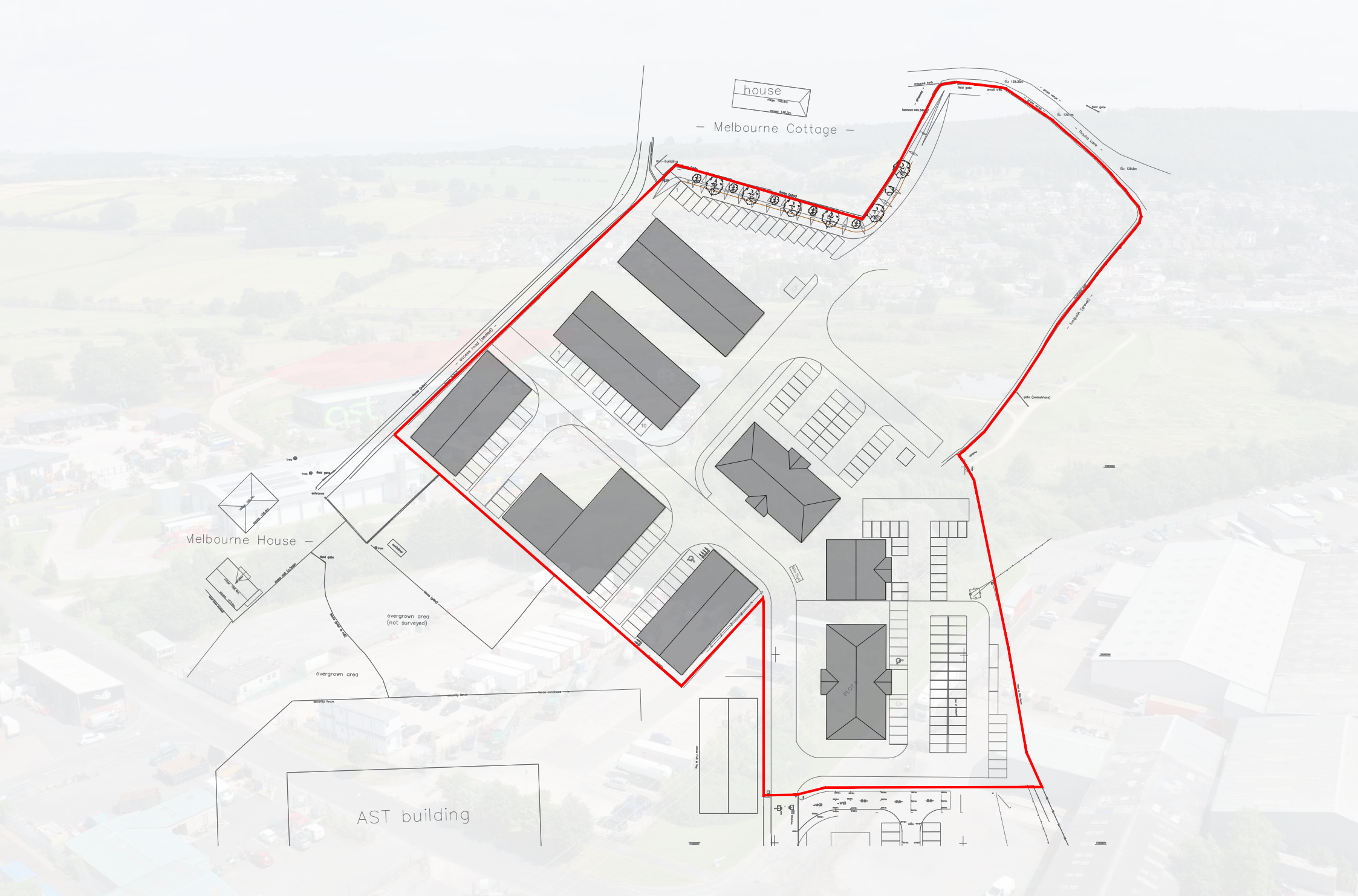


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Cumbria CA11 9BB



- Penrith's Prime Commercial/ Trading Estate with excellent proximity to Junction 40 of the M6 motorway and A66 Road Networks
- Neighbouring occupiers include PSSI, AST Signs, Lloyds Agriculture, MKM Building Supplies, Greggs, Idol.com, Rickerby Ltd, Screwfix, Toolstation and Howdens
- Two Flexible Units - approximately 1,200 sq ft per unit
- Rental - £12,000 per annum plus VAT per unit





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## ❁ LOCATION

The subject units are located on Eden Business Park at the western side of Gilwilly Industrial Estate adjacent to Cowper Road and on the north western outskirts of Penrith, Cumbria in the North West of England.

The estate is Penrith's prime commercial location and houses a variety of uses that include car showrooms, transport and storage companies and owner occupiers such as AST Signs, Lloyd Agriculture Ltd, AW Jenkinson, Howdens Joinery, Plumb Center, Greggs and Rickerbys.

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 (2011 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.

Gilwilly Industrial Estate is accessed via the B5288 Newton Road which is turn leads to Haweswater Road connecting directly to the A592 and the M6 Junction 40/A66 interchange. The site is adjacent to Cowper Road, the central route through Gilwilly Industrial Estate, which connects with Gilwilly Road and the B5288 to the south.

## ❁ PROPOSAL

A comprehensive development to provide Industrial / Warehouse / Quasi Trade and Office premises. The current development provides an overall new build premises incorporating part brick/part clad elevations mono-pitched insulated profile clad roofs, electric roller shutter doors, pedestrian access doors and front loading/delivery.

The units benefit from;

- Flexible accommodation from 1,200 sq ft per unit;
- Minimum eaves height of 5.00m;
- Car parking allocation;
- The units are constructed to a high specification;
- Office / WC installation subject to agreement;

The two units can be taken individually or combined subject to individual occupier requirements.

## ❁ ACCOMMODATION

It is understood that the premises will have the following approximate gross internal measurements:

Unit	Size (Sq M)	Size (Sq Ft)	Use	Rental (per annum)	Status
3	111.48	1,200	Warehouse	£12,000	Available
4	111.48	1,200	Warehouse	£12,000	Available

The units provide flexible accommodation which can be combined to suit individual tenant needs.

## ❁ TERMS

The units will be available by way of flexible leasehold agreements, at a term to be agreed.

## ❁ SERVICES

The units will benefit from mains electricity, water and drainage.

## ❁ EPC

An Energy Performance Certificate is available for the property and can be downloaded from the Edwin Thompson Website.

## ❁ BUSINESS RATES

The Business Rates would be assessed upon completion of the scheme.

## ❁ VAT

All figures quoted are exclusive of VAT where applicable.





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## 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)

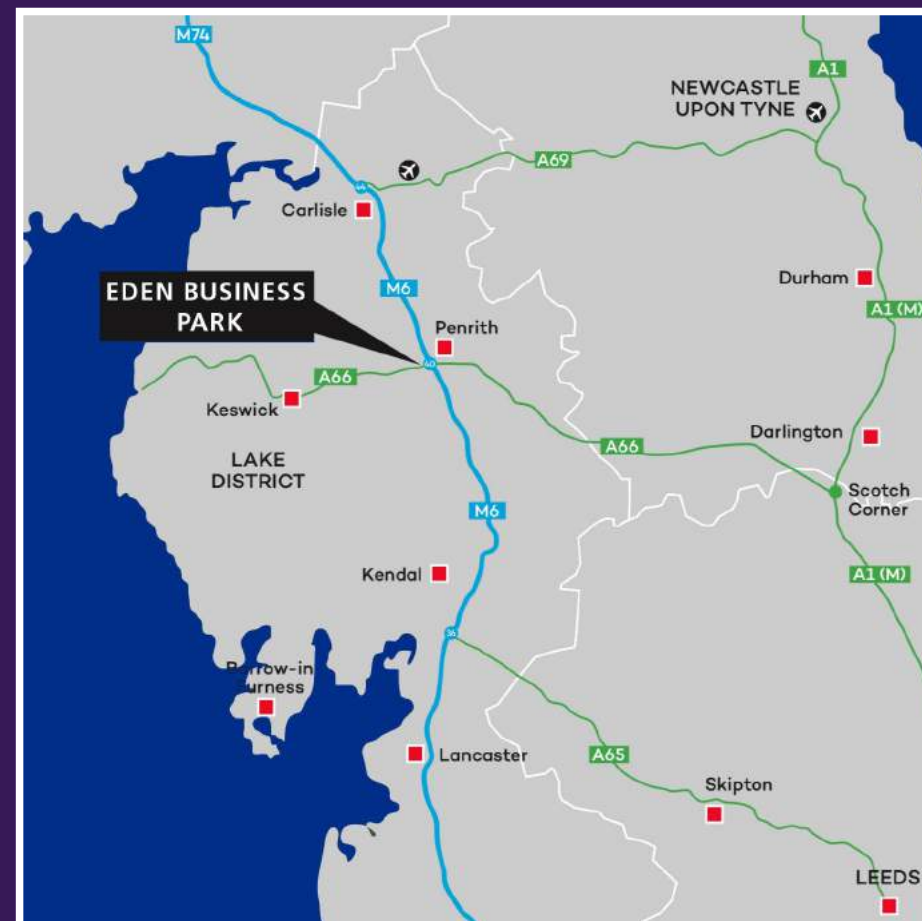
Tel: 015394 48811

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

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5. These particulars were prepared in October 2023.



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