

# Modern Warehouse/Industrial Premises To Let

Unit 3A, East Lakes Business Park,  
Gilwilly Industrial Estate,  
Penrith, Cumbria  
CA11 9BB

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Thompson



- Semi-detached modern trade counter warehouse premises providing open plan accommodation.
- Excellent Profile on a Popular Commercial and Trading Estate with good access to the M6.
- Approximate Gross Internal Area - 2,526sq ft with dedicated car parking, loading door and secure yard.
- Available via a new Full Repairing & Insuring Lease

**Rental - £22,750 per annum exclusive**

Ref: W1078

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## LOCATION

The subject property is located on the eastern side of Gilwilly Industrial Estate adjacent to Cowper Road at East Lakes Business Park and on the north western outskirts of Penrith, Cumbria in the North West of England.

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 main West Coastline with direct services north to Carlisle and Glasgow and South to London Euston with a journey time of around 3 hours.

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

## DESCRIPTION

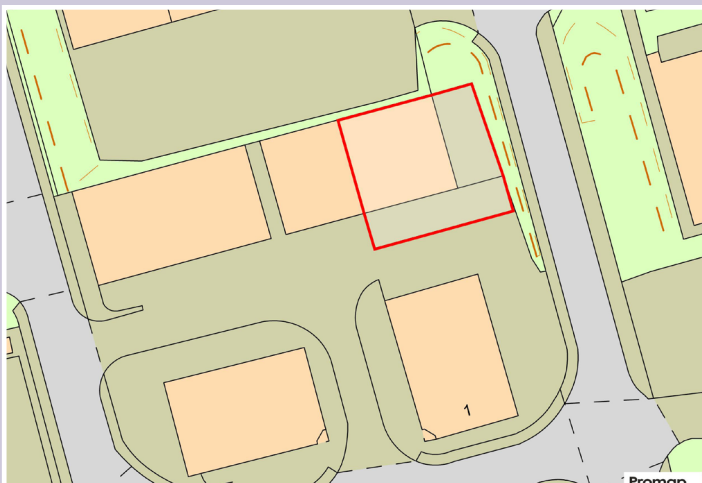
The subject property provides a modern warehouse premises of steel portal frame construction with part brick and part block/part profile clad elevations, a pitched profile clad insulated roof and an eaves height of approximately 4.57m rising to 7.04m at the top of the steel.

The premises have a manual roller shutter door (height 4.59m x width 3.47m), open plan warehouse, trade counter showroom, office, kitchen and toilet facilities with a mixture of solid concrete, carpeted and vinyl/laminate flooring and recessed lighting and suspended LED lighting. To the front is dedicated car parking/loading and there is a secure storage yard to the side bounded by steel palisade fencing. Internally, the property presents to a good standard and is ready for immediate occupation.

## ACCOMMODATION

The premises provide the following approximate gross internal measurements:

Unit 3A	
Ground Floor	234.72m <sup>2</sup> (2,526 sq ft)
Total approximate Gross Internal Area	234.72m <sup>2</sup> (2,526 sq ft)



## SERVICES

It is understood that the property has mains supply of electricity (3 phase), water and are connected to the mains drainage and sewerage system. Mains Gas is available at East Lakes Business Park.

Prospective occupiers should make their own enquiries as to the services available for future use.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the Energy Performance Certificate is available upon request.

## RATEABLE VALUE

According to the Valuation Office Agency Website, it is understood that Unit 3A is assessed at a Rateable Value of £15,000 and described as workshop and premises.

Business Rate Relief may be available to prospective tenants who should check the exact rates payable with Westmorland and Furness Council – Tel: 0300 373 3300.

## LEASE TERMS

The units are available by way of new Full Repairing & Insuring leases for a number of years to be agreed and at commencing rentals of £22,750 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 sale documentation together with any VAT thereon.

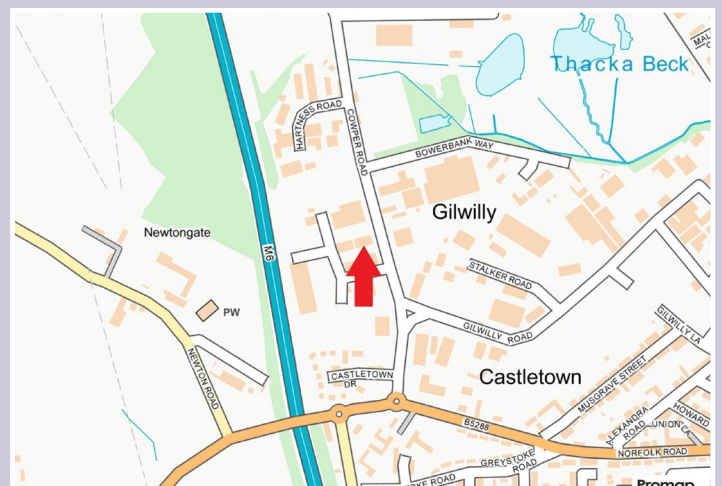
## VIEWING

The property is available to view strictly by appointment with the Windermere office of Edwin Thompson, contact:

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