

A Rural Mixed-Use Commercial Premises To Let

The Office, Shipping and Freezer Room, Carleton Hill Farm, Carleton Hill Road, Penrith, Cumbria, CA11 8WS

Edwin
Thompson



- An attractive rural mixed-use commercial premises, previously occupied as a veterinary facility.
- Set within a traditional farm steading and courtyard with excellent access, parking and outlook.
- Offering flexible accommodation for a wide range of potential occupiers.
- Situated on the eastern rural edge of Penrith to the north of the A686 main road and on the south side of Carleton Hill Road, to the east of the junction with Primrose Drive with good access to the local road network.
- Units ranging from approximately 360 sq ft to 2,174 sq ft
- Rentals from £2,850 per annum exclusive

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An opportunity to occupy strategically located, self-contained mixed-use commercial premises, offering office, workshop, production and storage facilities within a private farm steading setting forming part of a well-positioned estate. The flexible accommodation extends to 2,174 sq ft and benefits from well appointed accommodation, car parking, and private access. Offering an opportunity for a single or multiple occupiers.

LOCATION

The subject property is situated on Carleton Hill Road, in a rural setting to the eastern edge 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 (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 main West Coast Line with direct services north to Carlisle and Glasgow and South to London Euston with a journey time of around 3 hours.

The subject units are located in a courtyard setting accessed immediately from Carleton Hill Road which travels in a south westerly direction connecting with the A686 and linking with the A66 trunk road approximately 1 mile which carries on to Junction 40 of the M6 motorway network or alternatively connects to Bridge Lane leading into Penrith town centre.

DESCRIPTION

The development offers a detached stone built two storey commercial premises underneath a traditional pitched slate roof incorporating timber framed single glazed windows, front double barn door opening, adjacent barn door opening, side pedestrian door, front loading and central courtyard setting. The adjacent Shipping and Freezer Room are of similar traditional stone construction, single storey with timber pedestrian access doors, again accessed from the courtyard.

The Office

Internally, the property is arranged as a ground floor entrance lobby, WC, staff room, side store, office/reception and separate store. A side staircase provides access to the first floor which is arranged as two open plan offices and a laboratory kitchen.

Ground Floor

Entrance Lobby – tile flooring, double height ceiling, sink and wash facilities, and adjacent WC.

Staffroom/reception/office – generally carpeted flooring, plaster painted walls and ceiling, strip LED lighting, wall mounted radiator, floor and wall mounted kitchen units with stainless steel sink and drainer and linking to the reception/office.

Store – self-contained and providing solid concrete flooring, painted walls, plaster painted ceiling and services.

First Floor

Offices – generally carpeted flooring, plaster painted walls and ceiling, strip LED lighting, built-in storage cupboards, internal viewing windows and wall mounted radiators.

Laboratory Kitchen – hard wearing vinyl flooring, plaster painted walls and ceiling, strip LED lighting, modern floor mounted kitchen units with central workstation, multiple hand wash sinks, wall mounted radiators, air conditioning unit and power trunking.

The Shipping

The Shipping provides an adjacent single storey mixed-use workshop with solid concrete flooring, plaster painted/painted stone walls, plaster painted ceiling, strip LED lighting, wall mounted air conditioning unit, front timber serving/work counter, separate storeroom and built in shelving. The space could be used for a variety of uses and layouts.

The Freezer Room

Adjacent to the Shipping is a separate store incorporating a built-in, walk-in freezer unit with front storage and solid concrete flooring, downlighting, painted stone walls and painted boarded ceiling. The unit can be accessed via The Shipping, although has a separate front loading door and therefore could be self-contained.

Externally, the courtyard is laid with concrete hardstanding and bounded by stone walling and the subject properties, incorporating landscaped areas. The associated car parking is adjacent accessed via a separate driveway all being set within a self-contained and private site.

ACCOMMODATION

It is understood that the premises provide the following approximate internal measurements:

The Office		
Ground Floor	60.51sqm	(651 sq ft)
First Floor	62.26sqm	(670 sq ft)
Total approximate Net Internal Areas	122.77sqm	(1,322 sq ft)

Shipping – Ground Floor		
Total Approximate Gross Internal Area	45.73sqm	(492 sq ft)

Freezer Room – Ground Floor		
Total Approximate Gross Internal Area	33.43sqm	(360 sq ft)

SERVICES

The property is connected to mains electricity, oil, water and the drainage/sewage is connected to a private Biodigester system.

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

PROPOSAL

The land and property are available by way of new Full Repairing & Insuring leases for a number of years to be agreed and at commencing rentals as follows:

The Office - £12,000 per annum exclusive.
Shipping - £4,000 per annum exclusive.
Freezer Room - £2,850 per annum exclusive.

VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

The rateable value will need to be re-assessed for business rates purposes.

ENERGY PERFORMANCE CERTIFICATE

The units have an Energy Performance Asset Rating of C59 and E120 and the EPC Certificates are available to download from the Edwin Thompson website.

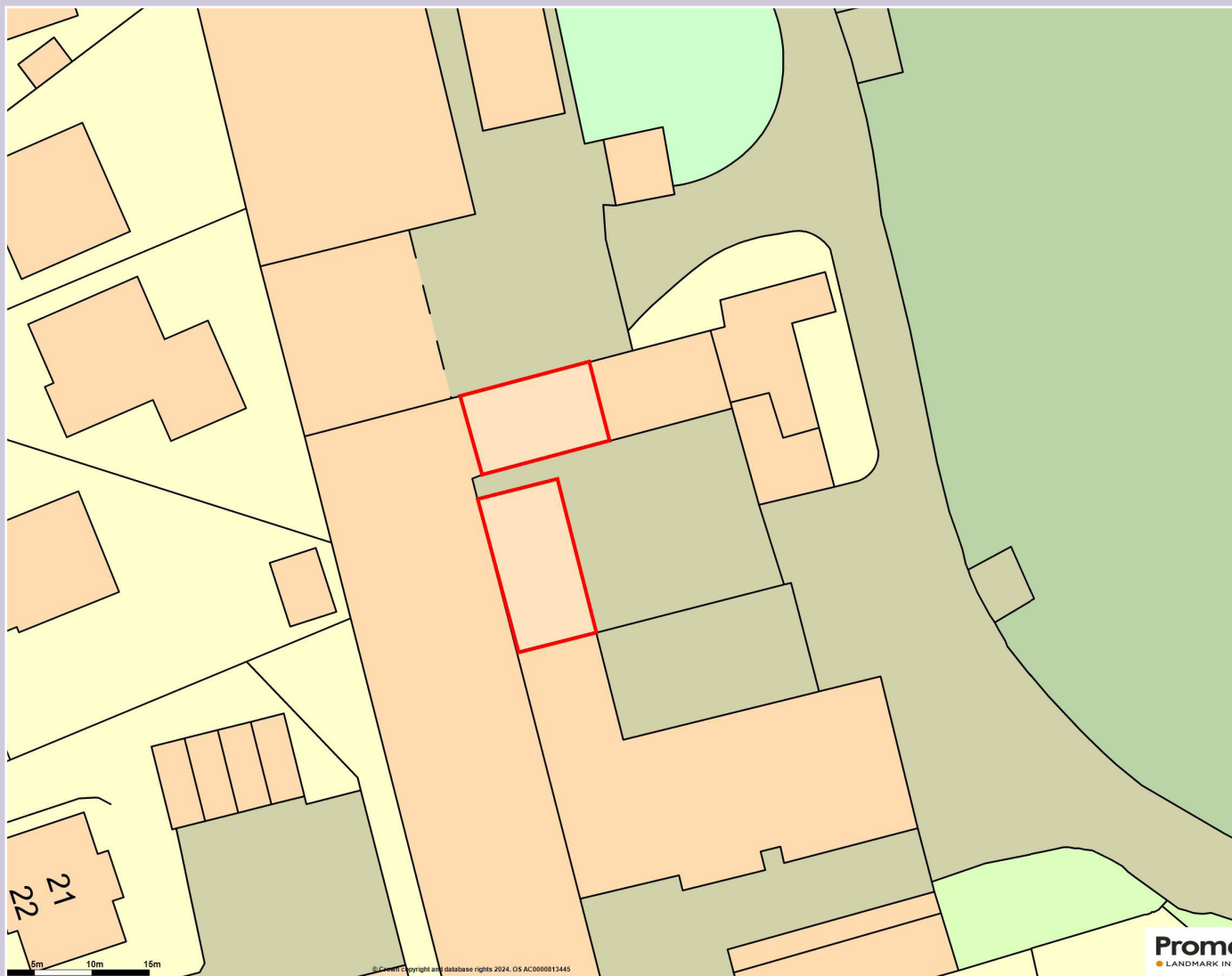
LEGAL COSTS

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

VIEWING

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

Joe Ellis – j.ellis@edwin-thompson.co.uk
Tel: 015394 48811
www.edwin-thompson.co.uk

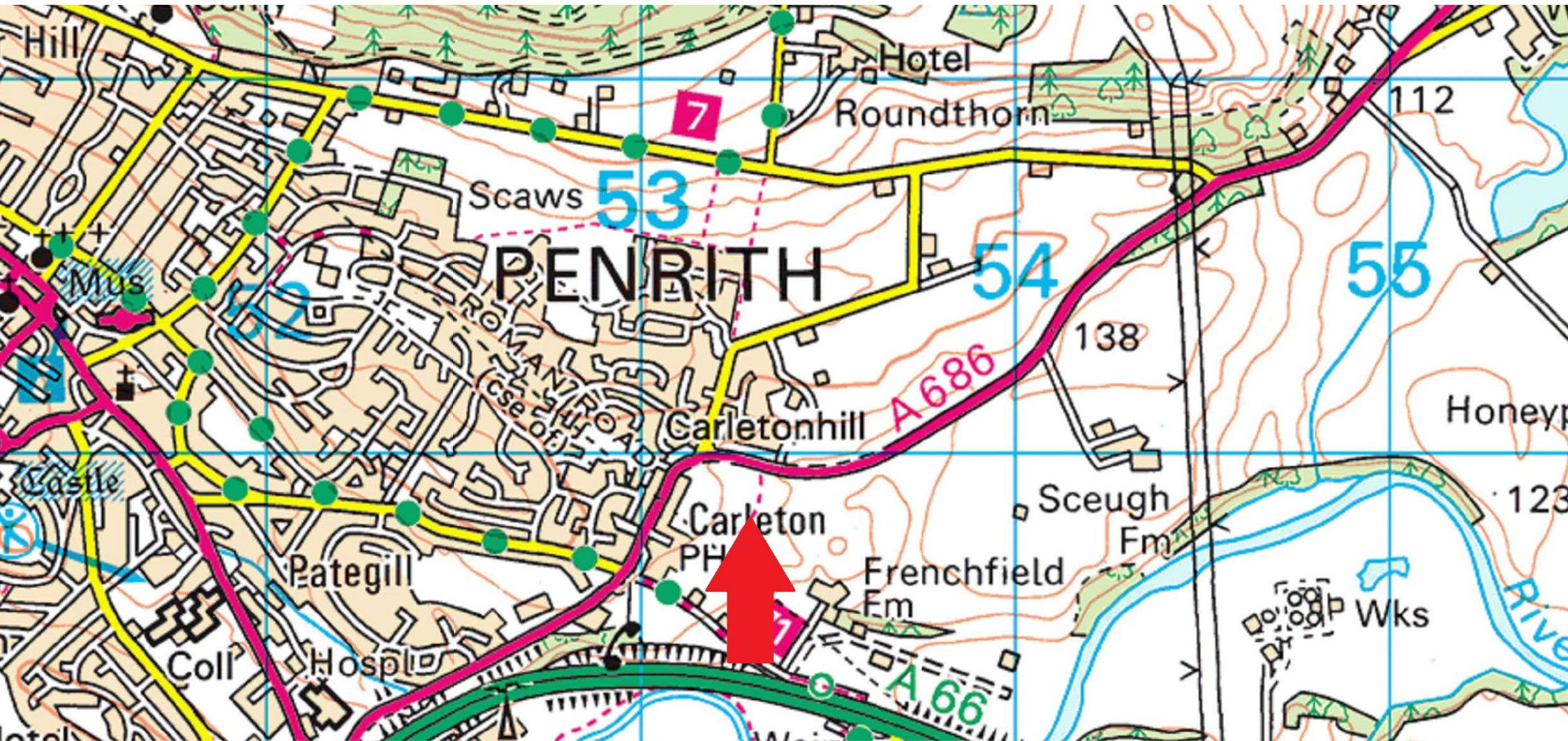




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