

A Prominent Detached Office Premises to Let

**Cromwell House
Cromwell Road
Penrith
Cumbria
CA11 7BT**

**Edwin
Thompson**



- Well located offices providing 12 on site car parking spaces within the attractive and popular market town of Penrith
- Prominent building with easy links to the local road network which could be utilised for a variety of different occupier requirements.
- Adjacent to Penrith train station, a short walk to Penrith town centre and opposite Castle Park.
- Net Internal Area of 165.95 sq m (1,786 sq ft)
- To Let – £22,500 per annum exclusive

Ref: C1258

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LOCATION

The subject property occupies a prominent location on Cromwell Road, just off the A592, one of the main arterial routes into Penrith Town Centre, Cumbria in the North West of England. Opposite lies Penrith Castle and adjacent is Penrith Railway Station. The area is a popular commercial location and is immediately adjacent to offices occupied by NFU Mutual. Castle Retail Park is also only a short distance away which houses a variety of national occupiers which include Iceland, B&Q, Home Bargains and Halfords.

Penrith is an attractive and affluent market town situated on the north east fringe of the Lake District National Park. 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.

Cromwell Road is to the south of Penrith Town Centre and accessed via the A592 connecting directly to the M6 Junction 40/A66 interchange, less than a mile away and also travel north connecting with Brunswick Road and the A6 in Penrith town centre.

The attached goad plan shows the location of the premises (for identification purposes only).

DESCRIPTION

The property comprises a single storey detached office building. Internally, the premises are arranged with a mixture of open plan and cellular offices, meeting rooms, kitchen area, male and female WC's and disabled WC. The offices features:

- Carpeted floors
- Plastered painted walls
- Suspended ceiling incorporating recessed diffused spot lighting
- Gas central heating
- Timber framed double glazed windows
- Wall mounted and skirting radiators
- Full alarm system

Externally, there are 12 car parking spaces to the front, a rear enclosed tarmac yard accessed via a timber gate and surrounded by timber fencing providing loading and access to the boiler and services room.

ACCOMMODATION

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

Ground Floor
165.95m² (1,786 sq ft)

Total Approximate Net Internal Areas
165.95m² (1,786 sq ft)

SERVICES

It is understood that the property has mains supplies of electricity, gas, water and is connected to the mains drainage and sewerage systems.

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

LEASE TERMS

The property is available by way of a new Full Repairing & Insuring lease for a term to be agreed and at a rental of £22,500 per annum exclusive.

VAT

All figures quoted are exclusive of VAT where applicable.

EPC

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

The current energy asset rating is C53.

RATEABLE VALUE

It is understood from the VOA website that the property has a Rateable Value of £15,250.

Prospective tenants should check the exact rates payable with Westmorland & Furness Council.

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 property is available to view by prior appointment with Edwin Thompson LLP Contact:

Joe Ellis – j.ellis@edwin-thompson.co.uk
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