



Unit 3

Available self contained unit - 7,037 sq ft

Within a highly successful and prominent scheme

Quoting rent - £100,000 per annum



Penrith - Cumbria

Location



Retail Warehouse Unit occupying a High Profile Location

Situated within the thriving market town of Penrith

Extending an established highly successful retail park

Occupiers include B&Q, Pets at Home, Aldi, Halfords and Iceland

The Northern Gateway to The Lakes and West Cumbria

Adjacent to the busy Junction 40 of the M6 Motorway

The Castle Retail park development is situated on Ullswater Road (A592), Penrith with direct access from Junction 40 of the M6 motorway.

Penrith is an affluent market town with a substantial hinterland, and is well located as the northern gateway to The Lake District National Park on the busy A6/A66 (east/west) and M6 (north/south) intersection. The A592 Ullswater Road is the principal access to the town centre with an average daily flow of 10,000 vehicles in each direction. The M6 Junction 40/A66 interchange attracts an average traffic flow

of 34,352 vehicles per day (figures from Enterprise Mouchel 2010).

Distances to Penrith:

Carlisle 18 Miles
Keswick 18 Miles
Kendal 28 Miles
Scotch Corner 50 Miles



PENRITH
HEART OF CUMBRIA



specification



An established highly successful retail park.

The original park includes Aldi and Iceland and the second phase attracted lettings to B&Q, Pets at Home, and Halfords. An already established and successful retail location, boasting prominence and strong transport links by road and rail - 'Penrith North Lakes' Train Station is located immediately adjacent and is a regular stop on the West Coast Main Line.

Vehicle access is directly from Ullswater Road with two separate access points and the benefit of a secure service vehicle route to the rear of the retail accommodation.

The available unit provides attractive modern retail warehouse space with the following specification:

Excellent visibility from Ullswater Road;

Glazed frontage with dedicated prominent signage;

Electric rear roller shutter loading facilities;

Mains electricity, water and drainage directly into the units;

Car parking for a total of 357 vehicles;

Internal clear height of 6.50 metres;

Minimum unit width of 14.52 metres.

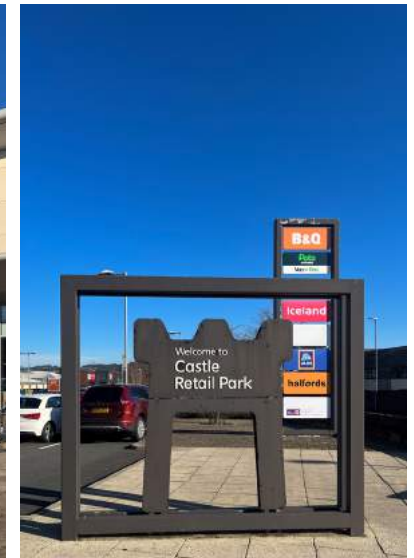
Planning permission allows for A1 Bulky Goods retail use, but it is anticipated that open A1 would be available.

LEASE TERMS

Units are available subject to full repairing and insuring leases for a term to be agreed. Quoting rent £100,000 per annum.

VAT

All figures quoted are exclusive of VAT where applicable.



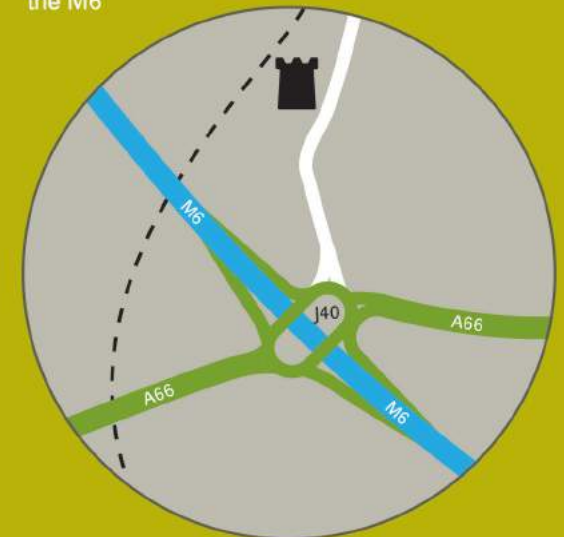
site plan



- B&Q
- Pets at Home
- Unit 3 - Available - 7,037 sq ft
- Halfords
- Aldi
- Iceland



Castle Retail Park is directly connected to Junction 40 of the M6



Junction 40 of the M6/A66 Interchange approximately 2 minutes





A development by The Welbeck Estates Company Limited **WELBECK**

viewing

Further details available and viewing by prior appointment with the Carlisle Office of Edwin Thompson LLP. Contact:



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