



**COMMERCIAL UNIT TO LET
UNIT 36H ALLANS BUILDING, GILWILLY INDUSTRIAL ESTATE,
PENRITH, CUMBRIA, CA11 9BF**

- Popular Commercial and Trading Estate with good access to the north and south via the M6, and access to the east and west via the A66.
 - Total Floor Area - 57 sq m (613 sq ft) with parking.
 - Available via a new Internal Repairing and Insuring Lease.

LOCATION

The subject property is located on the eastern side of Gilwilly Industrial Unit directly off Gilwilly Road 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 benefits from a wealth of local amenities including a train station on the main West Coast Line with direct services north to Carlisle and Glasgow and South to London Euston.

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. The commercial unit is part of Allan's Building which is accessible directly from Gilwilly Road which connects to Cowper Road, the central route through the Industrial Estate.

DESCRIPTION

The subject property provides a spacious commercial unit suitable for a variety of uses. The ground floor unit is within a traditional brick building.

The property is divided into two rooms providing an opportunity for flexible commercial use. The premises benefits from parking to the front. Currently fitted out for office use with desks and file storage, but alternative uses can be discussed.

SERVICES

The property benefits from mains electricity, water, gas heating and is connected to the mains drainage and sewerage system.

ACCOMMODATION

The premises provides approximately 57 sq m (613 sq ft) of total floor area which comprises of the following:

- Room 1 – Office with open plan kitchen
- Room 2 – W/C
- Room 3 – Office
- Yard – Parking access

LEASE TERMS

The property is available by way of a new Internal Repairing and Insuring lease for a term to be agreed and at a commencing rent of £5,000.00 per annum. This is exclusive of a quarterly service charge.

VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

It is understood from the VOA website that the property has a Rateable Value of £4,500.00. Prospective tenants should check the exact rates payable with Eden District Council.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is available upon request.

LEGAL COSTS

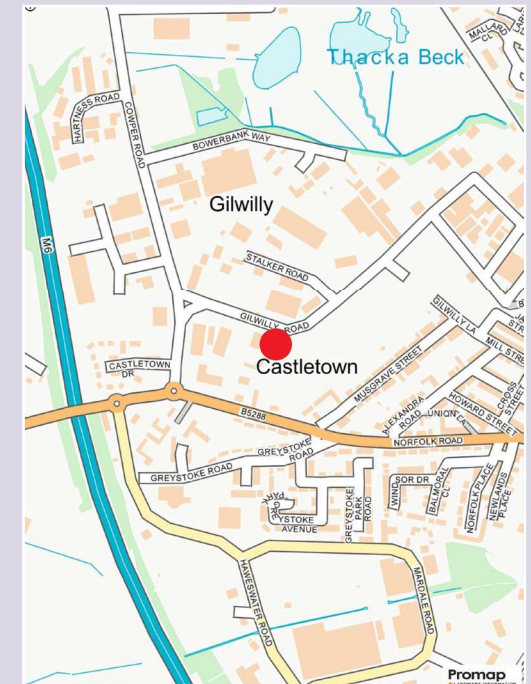
Each party is to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT thereon.

VIEWING

The property is available to view by prior appointment with the Carlisle Office of Edwin Thompson LLP on 01228 548385. Contact:

Erika Norman – e.norman@edwin-thompson.co.uk
Holly Wybergh – h.wybergh@edwin-thompson.co.uk

www.edwin-thompson.co.uk



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