



Key  
..... Accessway

**GILWILLY INDUSTRIAL ESTATE | PENRITH | CA11 9FB**

Edwin  
Thompson



**01228 548385**

[www.edwin-thompson.co.uk](http://www.edwin-thompson.co.uk)

**FOR SALE**  
Industrial Development Land

**LAST REMAINING PLOT**  
APPROXIMATELY 3.27 ACRES



# GILWILLY INDUSTRIAL ESTATE | PENRITH | CA11 9FB

## LOCATION

The subject land is situated on Gilwilly Industrial Estate 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 Coast Line 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 which connects directly to the A592 and the M6 Junction 40/A66 interchange.

The estate is a popular commercial location and houses a variety of uses that include car showrooms, transport, storage companies and owner occupiers, that include AW Jenkinson, Howdens Joinery, Plumb Center, Greggs and Rickerbys.

## DESCRIPTION

The property comprises of a regular shaped development site. The indicative plan shows how the site can be split into a variety of smaller plots. G and S Penrith occupy a new build warehouse unit on an approximate 2 acre site on the southern boundary.

## ACCOMMODATION

Last remaining plot – Plot F (3.27 acres).

## VAT

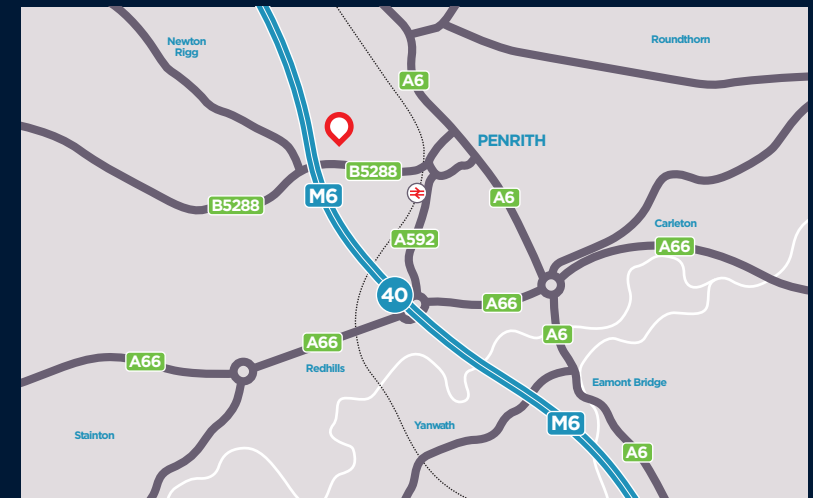
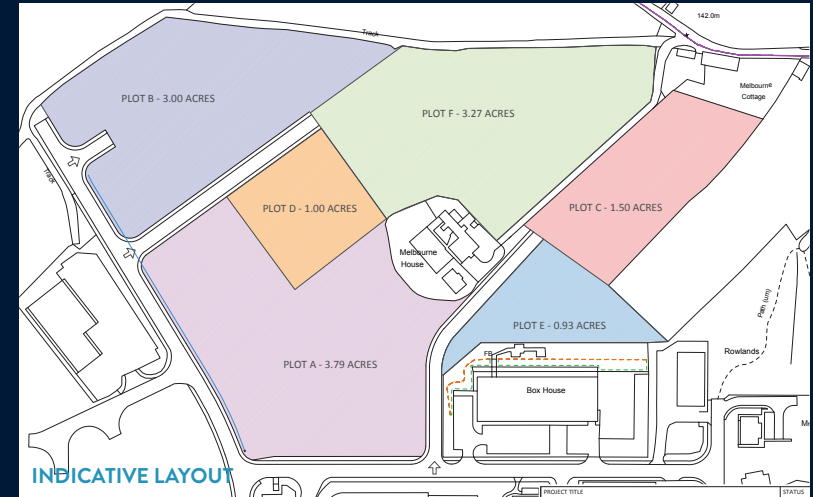
All prices quoted are deemed exclusive of VAT unless stated otherwise.

## UTILITIES AND SERVICES

A full utility and services screen has been undertaken. Further information is available upon application.

## TERMS

The site is available for sale in part or whole. Further information is available upon application from the agents.



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