

UNIT 35, HARTLEY FOLD

Hartley, Kirkby Stephen, CA17 4JA

GSC GRAYS

PROPERTY • ESTATES • LAND

UNIT 35, HARTLEY FOLD

Kirkby Stephen, CA17 4JA

Kirkby Stephen 0.8 miles. Penrith 25 miles. Kendal 27 miles.
Please note all distances are approximate

£30,000.00 per annum plus a 12% service charge.

Located in Hartley, just outside Kirkby Stephen, Unit 35 is a converted steel portal framed building, which is suitable for a variety of uses.





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Unit 9, Underley Business Centre,
Kearstwick, Kirkby Lonsdale, LA6 2DY

TEL: 01524 880320
Kirkbylonsdale@gscgrays.co.uk

gscgrays.co.uk

Location

Kirkby Stephen 0.8 miles. Penrith 25 miles. Kendal 27 miles. Please note all distances are approximate. Hartley is a small village, located within the Eden Valley, only 12 miles from Junction 38 of the M6 Motorway.

The Property

Unit 35 is of a steel portal framed construction with block walls and an insulated profile roof. The property is split into five separate units, with a communal kitchen and WC facilities. The premises provides the following approximate net internal measurement:

- Unit 35 – 429.35 sqm / 4,621.44 sqft

- Unit 35a – 103.85 sqm / 1,117.83 sqft. The unit was previously used as a printer's workshop and office space and would lend itself well to a variety of uses. The property can be accessed via the main entrance to the unit, or via the roller shutter door on the front elevation. The unit benefits from an electrical car charging point.

- Unit 35b – 182.78 sqm / 1,967.43 sqft. The unit was previously used as a car Valeters, and provides a large open space, ideal to be used as a warehouse or similar facility. The unit also benefits from a roller shutter door, which is tall enough to allow vehicular access.

- Unit 35c – 24.02 sqm / 258.54 sqft. The unit was previously used for a dog groomers; however, the space would lend itself well to various uses. The property is accessed through the main entrance to the property.

- Units 35d and 35e –31.92 sqm / 343.58 sqft. The unit was previously used for storage; however, both units are equipped to be used as an office. Whilst the units are separate, there is an internal door linking the two, so these can be used as one.

There is parking to the front and side of the unit.













Services

The property benefits from mains electric, water, and drainage as well as oil fired central heating. Prospective occupiers are advised to make their own investigations as to the state and condition. The tenant will be responsible for the cost of these services and will have the contract with the utility providers.

Business Rates

Business Rates are shown on the Government website as follows:

Unit 35: £7,700 per annum

Unit 35a: £7,400 per annum

Unit 35b: £11,000 per annum

Interested parties are advised to make their own enquires via Westmorland and Furness Council.

Tenure and Rental

The premises is available by way of a commercial lease for a 5-year period and at a rental of £30,000.00 per annum exclusive of service charges and VAT.

The service charge covers general site maintenance, gardening, and waste disposal.





EPC

EPC rating: E 116

Legal Costs

Each party to bear their own legal costs throughout the transaction.

References

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

Repairing Obligations

The Property will be let on a Full Insuring and Repairing Lease.

Sub-letting

The Tenant may be permitted to sub-let part of the Property, subject to the Landlord's prior written consent and satisfactory referencing of the proposed occupier.

Insurance

Tenants are responsible for the insuring of their own contents and for business interruption cover. The landlord will arrange suitable building insurance and will recover the reasonable cost of doing so from the tenant

Local Authority

Westmorland and Furness Council

Viewings

Strictly by appointment only via GSC Grays. Please contact Charlotte Morris to arrange.

T: 01524 880320.

E: chm@gscgrays.co.uk

Particulars and Photographs

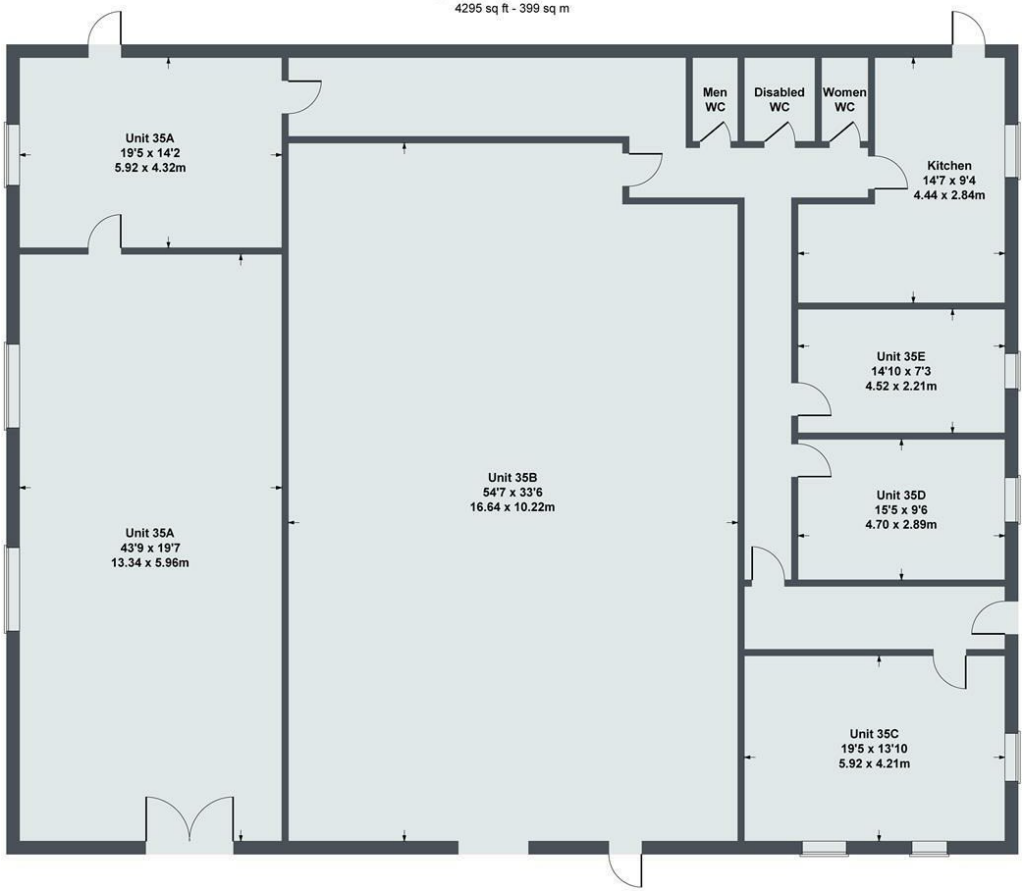
Particulars written October 2026
Photographs taken October 2026

Directions

From Kirkby Stephen Town Centre
Head north on the A685 towards Market Square. At the roundabout take the second exit. In 0.2 miles, take a right turn onto Hartley Road for 0.7 miles. As you enter Hartley Fold, the property is to your left-hand side, next to the green timber cladded building.

Unit 35 Hartley Fold, Kirkby Stephen, Cumbria, CA17 4JA

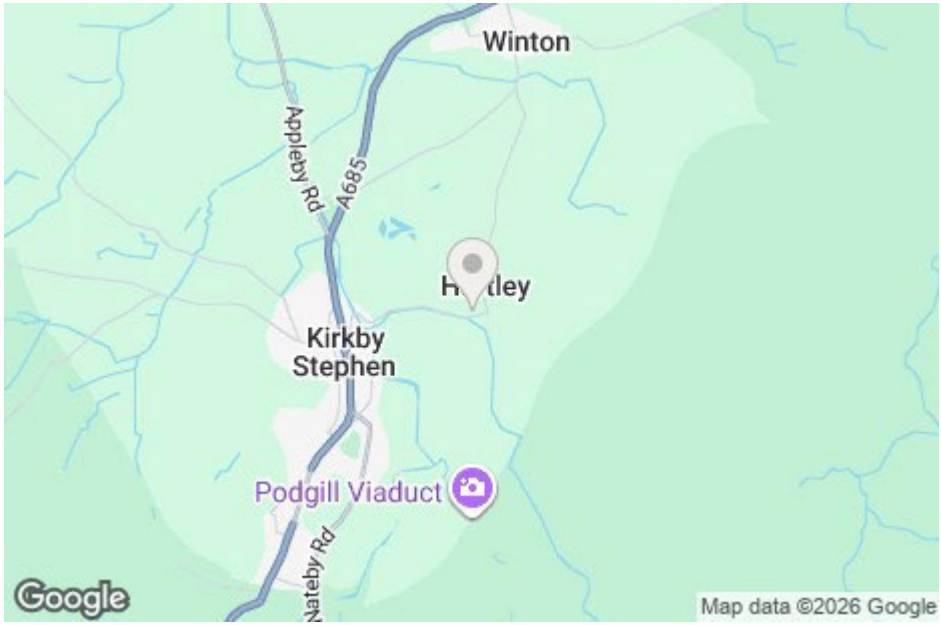
Approximate Gross Internal Area
4295 sq ft - 399 sq m

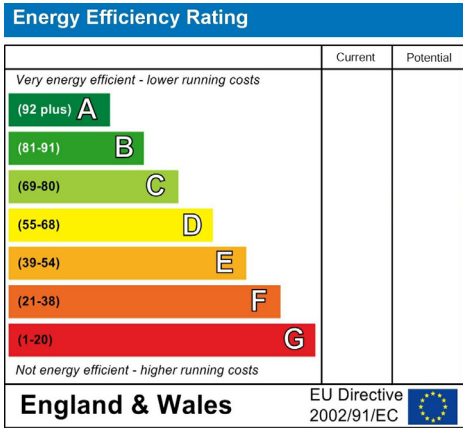


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026





Disclaimer Notice

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2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the lessors accept responsibility for any error that these particulars may contain however caused.
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.