

UNIT 33 HARTLEY FOLD

Hartley, Kirkby Stephen, CA17 4JA

GSC GRAYS

PROPERTY • ESTATES • LAND

UNIT 33 HARTLEY FOLD

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£6,500.00 per annum plus a 12% service charge.

Located in Hartley, just outside Kirkby Stephen, Unit 33 is a traditional barn, which is suitable as a workshop space.





GSC GRAYS

PROPERTY • ESTATES • LAND

5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9 4QL

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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

It is understood that the premises provides the following approximate net internal measurement: 1,691 sqft (157.10 sqm). The construction of the building is stone under slate, with a concrete floor, stone walls and a staircase up to a mezzanine level. There is a space to the rear of the unit, which is boarded out, with slidable metal doors. There are two lockable wooden doors into the unit, one being suitable for larger vehicular access. The unit benefits from electric and water. The space lends itself as a workshop space.

The property can be accessed by vehicle, and temporary parking outside the unit is permitted during reasonable daylight hours for loading and unloading. This is on the basis that the vehicle does not block access into other properties.

Services

There is a mains electric supply and a water supply to the unit. However, prospective occupiers are advised to make their own investigations as to the state and condition.

Business Rates

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 24-month period and at a rental of £6,500.00 per annum exclusive of service charges and VAT.

Please note the service charge does not cover utility costs. These are payable by the tenant.

EPC

The property is exempt as there is no heating.

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.

Insurance

Tenants are responsible for the insuring of their own contents and for business interruption cover.

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

Directions

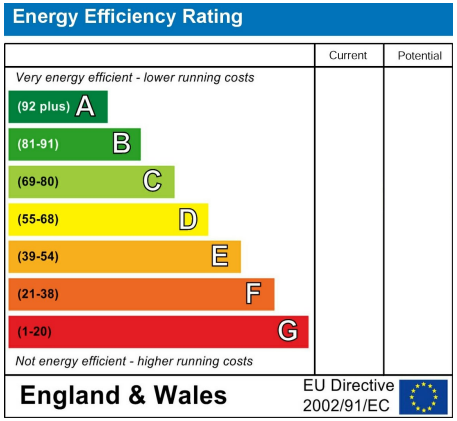
From Kirkby Stephen Town Centre:
Head north on the A685 towards Market Square. At the roundabout take the second exit. In 0.2 miles, take a right turn onto Hartley Road for 0.7 miles. As you enter Hartley Fold, the property is to your left-hand side, next to the green timber cladded building.

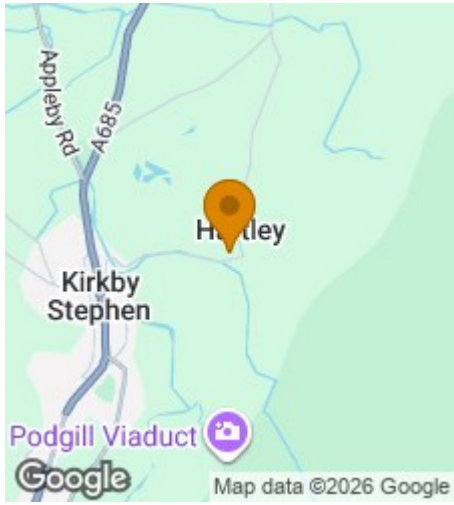
Particulars and Photographs

Particulars written June 2026
Photographs taken June 2026









Disclaimer Notice

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1. These particulars are a general guide only and do not form any part of any offer or contract.
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 vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
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.