

TO LET

Industrial/Various Sizes Available/£various



Phase 1, Mile Lane, Penrith

Penrith

Walton Goodland

stephen@walgoodland.com

01228 514199 (Stephen Sewell dealing)



PRIME 8.5 ACRE INDUSTRIAL SITE, ADJACENT A66(E) AND JUNCTION 40 (M6) UNDER DEVELOPMENT FOR USES E(G), B2 AND B8 WITH POTENTIAL FOR OVER 100,000 SQ. FT. OF NEW COMMERCIAL, INDUSTRIAL OFFICE SPACE.

- FIRST BLOCK OF UNITS NOW OFFERED TO LET
- SIZES RANGE FROM 1,615 SQ. FT. (150 SQ. M.) TO 10,764 SQ. FT. (1,000 SQ. M.)
- PRIME POSITION: JUNCTION 40 (M6)
- EXCELLENT MOTORWAY ACCESS 1/4 MILE

COMMUNICATION

- Adjacent A66 (East)
- Edge of Lakes between Junction 40 (M6) and Rheged Visitors Centre
- Penrith: 1 Mile
- A1/M1 (Scotch Corner): 50 Miles
- Main West Coastline Railway Station, Penrith: 1 Mile

Penrith is situated in the heart of Cumbria, being conveniently located at the crossroads of all major infrastructure through the county leading north, south, east and west. The town is an extremely popular base for agriculture, logistics and distribution due to the drive time for HGVs from Midlands distribution hubs.

PROPOSAL

Development of new industrial estate comprising light industrial units to let.

The attached schematic plan (on attached brochure) highlights the outline proposal with CGI images displayed for illustrative purposes only. Consideration for alternative unit sizes and types can be discussed. The first Phase of the development will comprise a new modern 1,000 sq. m.(10,764 sq. ft.) light industrial unit with multiple openings which can be split down into separate individual units ranging from 150 sq. m. (1,615 sq. ft.) upwards with vehicle parking and unloading space.

SERVICES

The site will be connected to mains electricity and water. A sewerage treatment plant will service the individual units.

VIEWING

DESCRIPTION

The site extends to approximately 8.5 acres (3.3 hectares) with the benefit of outline planning for E(g), B2 and B8 use.

The opportunity exists to lease a self-contained workshop/warehouse unit which can be let as a whole or subdivided into smaller sizes subject to tenant requirements.

AREA

The table below provides an example of potential indicative unit sizes which can be accommodated on the site per the attached scheme. Different unit sizes or individual plots can be developed subject to occupier requirements.

Under Construction (due to be completed 2022)

UNIT	AREA SQ. M.	SQ. FT.	DESCRIPTION
A1	150	1,615	Warehousing
A2	150	1,615	Warehousing
A3	400	4,306	Warehousing
A4	300	3,229	Warehousing

Future Potential Unit Options (with sub-division available)

UNIT	AREA SQ. M.	SQ. FT.	DESCRIPTION
B	1,000	10,764	Warehousing
C	1,500	16,146	Warehousing
D	1,500	16,146	Warehousing
E	2,000	21,528	Warehousing
F	1,500	16,146	Warehousing
G	1,500	16,146	Warehousing

LEASE

New leases available fro a minimum 5 year term or multiples of on full repairing and insuring terms.

Walton Goodland act as agents for the Vendors of this property. No person in their employment has any authority to make any representations of warranty whatsoever in relation to this property. All information and measurement in these details are given in good faith, are approximate and whilst every effort has been made to ensure accuracy this cannot be guaranteed. These details do not form part of any contract.

All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.

Walton Goodland. 10 Lowther Street, Carlisle CA3 8DA T: 01228 514199 F: 01228 594303
agency@walgoodland.com www.walgoodland.com



The site can be viewed from the roadside at any time.
Please refrain from blocking the entrance to the Golf Driving Range. Otherwise, parties are welcome to inspect the site on their own on the proviso this is at their own risk. The owner and its agent will not be liable for any injuries sustained when inspecting the site.

RENT

From £12,000 per annum, exclusive of business rates, VAT and all other outgoings.

VAT

To be confirmed.

Walton Goodland act as agents for the Vendors of this property. No person in their employment has any authority to make any representations of warranty whatsoever in relation to this property. All information and measurement in these details are given in good faith, are approximate and whilst every effort has been made to ensure accuracy this cannot be guaranteed. These details do not form part of any contract.

All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.

Walton Goodland. 10 Lowther Street, Carlisle CA3 8DA T: 01228 514199 F: 01228 594303

agency@waltongoodland.com www.waltongoodland.com

