

# TO LET

Commercial/Office/245 sq. ft. (23 sq. m.)/£2,400 per annum



**Rooms 1 & 2 Redhills House, Redhills**

**Business Park, Penrith**

Penrith, CA11 0DT

**Walton Goodland**

agency@walgoodland.com

01228 514199 (Carolyn Hardy dealing)



## RURAL OFFICES ADJACENT A66 CLOSE TO JUNCTION 40 (M6) PENRITH

- FIRST FLOOR OFFICES IN ATTRACTIVE SETTING
- MULTI-LET OFFICE BUILDING
- CLOSE TO M6 MOTORWAY JUNCTION 40 - 1/2 MILE
- CLOSE PROXIMITY TO LAKE DISTRICT NATIONAL PARK

## DESCRIPTION

The property comprises a multi-let two storey office building with a pitch and slate roof, sandstone elevations and rendered finish.

The windows are double glazed with new timber frames.

There is a disabled access ramp to the front door. Cat 2 lighting along with telephone and IT connections are installed to the office areas.

A car parking space is available by prior arrangement.

## SERVICES

The property benefits from mains electricity, water and drainage with heating via electric storage heaters.

## LEASE

The offices are available to let on internal repairing and insuring terms for a term of years to be agreed.

## VAT

VAT is payable in addition to the rent.

## ACCOMMODATION

The property comprises the following approximate areas:

### FIRST FLOOR

Office 245 sq. ft. (23 sq. m.)

Shared communal kitchen and toilet facilities.

## RATEABLE VALUE

£2,000 (2017 listing)

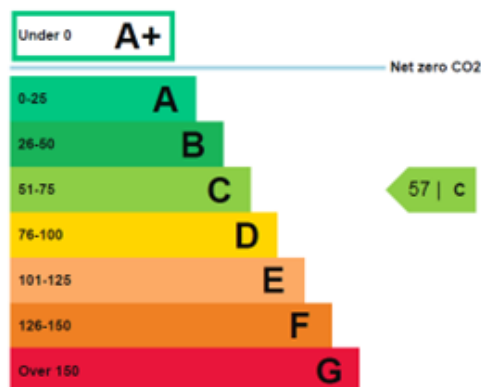
£2,200 (2023 listing)

Interested parties should make their own enquiries of the Valuation Office Agency at [www.voa.gov.uk](http://www.voa.gov.uk)

Please note that as of 1 April 2017, if this is your only commercial premises and the Rateable Value is £12,000 or less, then no business rates will be payable, subject to status.

## ENERGY PERFORMANCE CERTIFICATE

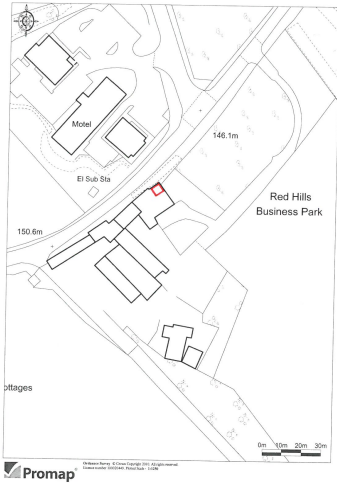
This property's current energy rating is C.



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.

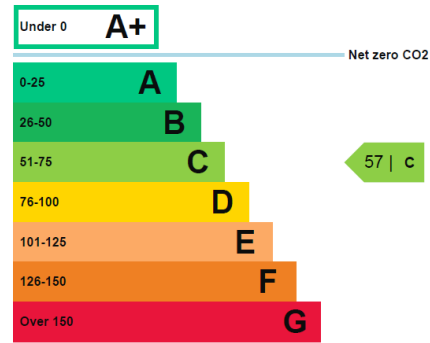
All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.

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## Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

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