

TO LET



Commercial/Office/Storage/793 sq. ft. (74 sq. m.)/£6,000 per annum

Unit Q, Skirsgill Business Park, Penrith

Penrith, CA11 0FA

Walton Goodland

agency@walgoodland.com

01228 514199 (Carolyn Hardy dealing)



FIRST FLOOR OFFICE ADJACENT TO JUNCTION 40, M6 MOTORWAY AND A66 WEST.

- CLOSE PROXIMITY TO LAKE DISTRICT AND ALL MAJOR ROAD LINKS
- ON-SITE CAR PARKING AVAILABLE

DESCRIPTION

First floor office suite within attractive sandstone former stable block building comprising offices with car parking.

RATEABLE VALUE

Offices – £6,500 (2023 list)

Interested parties are advised to make their own enquiries of the Valuation Office Agency at www.voa.gov.uk

Please note that where a rateable value is less than £12,000 and this is the tenants only property then no business rates will be payable, subject to status.

VAT

VAT is chargeable in addition to the rent.

VIEWINGS

Please contact Walton Goodland.

ACCOMMODATION

The accommodation comprises the following approximate areas:-

FIRST FLOOR

Offices 793 sq. ft. (74 sq. m.)

Toilet – 1WC & WHB

SERVICES

Mains water and electricity are connected property. There is a private sewerage supply to the site.

LEASE

A new internal repairing and insuring lease on terms to be agreed.

Property available from 1 October 2024.

RENT

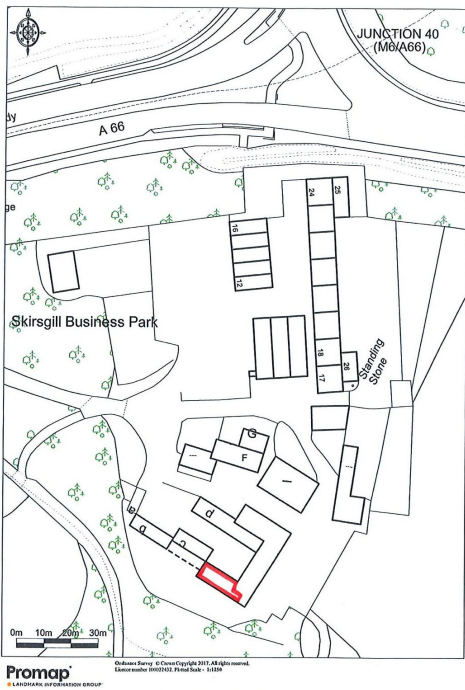
£6,000 per annum, exclusive of VAT, business rates and all other outgoings.

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





Energy performance certificate (EPC)

Unit G Skirsgill Business Park Redlands PENRITH CA11 0FA	Energy rating D	Valid until 24 September 2031 Certificate number: 9898-0276-5929-4037-5623
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Property type	B1 Offices and Workshop businesses
Total floor area	64 square metres

Rules on letting this property

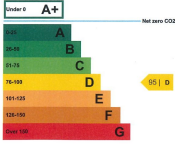
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built **41 | A**

If typical of the existing stock **68 | C**

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