

TO LET



Commercial/Office/692 sq. ft. (64 sq. m.)/£7,000 pa

Unit L, Skirsgill Business Park, Penrith

Cumbria, CA11 0FD

Walton Goodland

agency@walgoodland.com

01228 514 199 (Carolyn Hardy dealing)



GROUND FLOOR COMMERCIAL SUITE ADJACENT TO JUNCTION 40 (M6) MOTORWAY AND A66 (W)

- IDYLIC COUNTRY PARK SETTING ON POPULAR MULTI-LET BUSINESS PARK
- MODERN INTERNAL FINISH TO HIGH SPECIFICATION
- CAR PARKING FOR FOUR VEHICLES PLUS POTENTIAL FOR ADDITIONAL SPACES

DESCRIPTION

Ground floor suite within an attractive refurbished listed building with on-site car parking.

Internally the property benefits from Cat 2 lighting, perimeter dado trunking and integral heating.

RATEABLE VALUE

Office and Premises £6,500

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

Please note that as of 1 April 2017 if this is your only commercial premises then no business rates will be payable, subject to status.

RENT

£7,000 per annum

All rents are quoted exclusive of VAT, business rates and all other outgoings.

VAT

VAT is payable in addition to the rent.

ACCOMMODATION

The property comprises the following approximate areas:

Ground Floor

Offices 629 sq. ft. (64 sq. m.)

Toilets 1 WC & 1 WHB

SERVICES

Mains water and electricity are connected to the property.

There is a private sewerage supply,

LEASE

A new lease for a term of years to be agreed on internal repairing and insuring terms.

Property available from November 2024.

USE

The property can be used for the purposes of office uses only.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating D85

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 L Skirgill Business Park Rothdale FS10 1TH CA11 0FA	Energy rating D	Valid until: 9 February 2033 Certificate number: 5074.2871-4101-0249-0323
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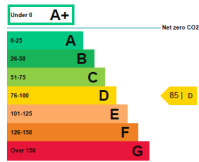
Property type	Offices and Workshop Businesses
Total floor area	70 square metres

Rules on letting this property

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

Energy efficiency rating for this property

This property's current energy rating is D.



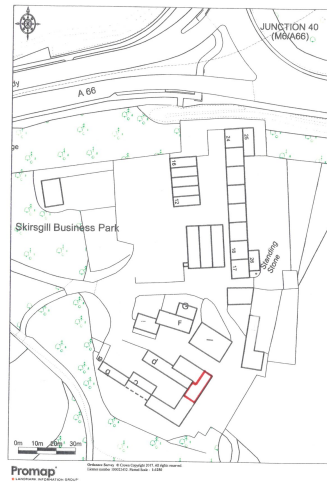
Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built **4 | A**

If typical of the existing stock **15 | A**



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SCALE 1:1250

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