

# TO LET

Office/Storage/504 sq ft (47 sq m)/£4,500 per annum



Unit 1 Newtongate Industrial Estate,

Penrith

Cumbria, CA11 0BF

Walton Goodland

[agency@walgoodland.com](mailto:agency@walgoodland.com)

01228 514199 (Carolyn Hardy dealing)



## WELL LOCATED SELF-CONTAINED OFFICE UNIT APPROX. 1.5 MILES FROM PENRITH TOWN CENTRE

- CLOSE TO GILWILLY INDUSTRIAL ESTATE AND M6 MOTORWAY AT JUNCTION 40
- WELL LOCATED ACCESSIBLE ESTATE
- ALTERNATIVE USE CONSIDERED SUBJECT TO PLANNING

## DESCRIPTION

Ground floor open plan office premises with internal kitchen.

The site itself comprises an approximate 5.5 acre estate incorporating single-story office and industrial units with storage land.

## LOCATION

Newtongate Industrial Estate adjoins the M6 motorway being close to Junction 40 of the M6/A66.

Other occupiers include United Utilities and SOLFIT, alongside various local operators.

## ACCOMMODATION

The property comprises the following approximate areas:-

### GROUND FLOOR

504 sq ft (47 sq m)

### ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of C75.

## SERVICES

Mains electricity, water and drainage are connected to the property.

The tenant is responsible for the payment of utilities.

## RATEABLE VALUE

£2,900 (2023 listing)

Interested parties should make their own enquires 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 then no business rates will be payable, subject to status.

## LEASE

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

There is a service charge contribution towards the common areas on site.

## VAT

VAT is payable in addition to the rent.


All rents and outgoings are quoted exclusive of VAT.

## VIEWINGS

Please contact Walton Goodland.

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.



**Newtongate Depot,**  
Farnley, Carlisle,  
CA11 0AB.

**Site plan**

**Client:** Dalmans Bulk & Haulage Ltd

Date	Issue
Dec 2014	1750 g3M4
4919	5946 N1
P. J. Crooks	4919-023

**WALTON GOODLAND**  
Chartered Surveyors

10 Lowther Street  
Carlisle CA3 8DA  
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SCALE: 1:1500

### Energy performance certificate (EPC)

Unit 1 Newtongate Industrial Estate Newton Road Farnley CA11 0AB	Energy rating <b>C</b>	Valid until: 8 January 2033 Certificate number: 9019-1017-4246-7615-4826
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Property type: Offices and Workshop Businesses  
Total floor area: 43 square metres

#### Rules on letting this property

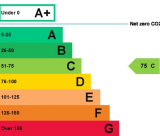
Properties can be let if they have an energy rating from A+ to E.

#### Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



#### How this property compares to others

Properties similar to this one could have ratings:

- If newly built: 5 A
- If typical of the existing stock: 20 A

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