

TO LET



Commercial/Industrial/Light

Industrial/Storage/Workshop/1820 sq ft/£12,500 per annum

**Unit 9, Newtongate Industrial Estate,
Penrith.**

Newtongate Industrial Estate, Penrith, CA11 0AB

Walton Goodland

agency@walgoodland.com

01228 514 199



WORKSHOP/WAREHOUSE WITH GOOD ACCESS TO MAJOR ROAD NETWORKS

- WELL LOCATED ACCESSIBLE ESTATE BY THE M6 MOTORWAY
- INDUSTRIAL WAREHOUSE/STORAGE UNIT
- CLOSE TO GILWILLY AND JUNCTION 40 (M6/A66)

DESCRIPTION

The property comprises a brick built industrial unit with sliding door access, located on Newtongate Industrial Estate to the edge of Penrith town centre and close to M6/A66 at junction 40.

The estate comprises an approx. 5.5 acre site incorporating single-story industrial units and 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 Balfour Beatty, alongside a variety of local operators.

ACCOMMODATION

The property comprises of the following approximate areas:

GROUND FLOOR

Gross internal area – 1820 sq ft (169 sq m)

RATEABLE VALUE

Unit 9: £2,100 (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.

SERVICES

Mains electricity, water and drainage are available at the property. The tenant is responsible for the payment of all utilities.

SITE PLANNING USES

Please note this site is restricted to B1, B2 & B8 uses only.

Site operating hours are also restricted to between 7am and 7pm Monday to Saturday.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC Rating – B47

RENT

£12,500 per annum exclusive of business rates, VAT and all other outgoings.

VIEWINGS

Please contact Walton Goodland.

Please note: Property will be available from mid-December 2024.

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.

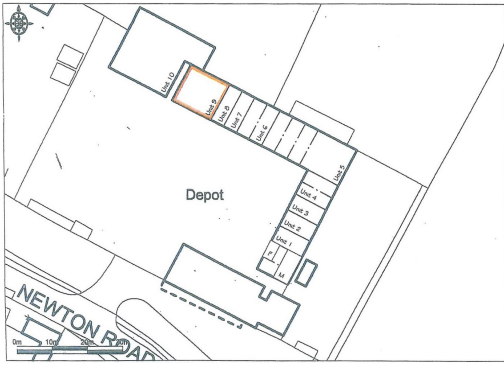
All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.

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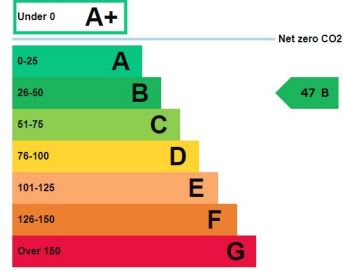
Walton Goodland. 10 Lowther Street, Carlisle CA3 8DA T: 01228 514199 F: 01228 594303
agency@waltongoodland.com www.waltongoodland.com





Energy rating and score

This property's energy rating is B.



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.

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