

TO LET



Commercial/Light Industrial/Storage/1,653 sq ft (154 sq m)/£12,500 per annum

**Units 10 & 11 Redhills Business Park,
Penrith**

Redhills Business Park, Penrith, Cumbria, CA11 0DT

Walton Goodland

agency@walongoodland.com

01228 514199 (Carolyn Hardy dealing)



INTERLINKING INDUSTRIAL WORKSHOP UNITS CLOSE TO A66(W) AND JUNCTION 40 (M6).

- POPULAR BUSINESS PARK LOCATION BETWEEN JUNCTION 40 AND RHEGED VISITOR CENTRE
- IDEAL FOR STORAGE/LIGHT INDUSTRIAL USE
- RURAL OUTLOOK ON BUSY ESTATE

DESCRIPTION

The property comprises adjoining single-storey workshop units of brick and block construction with concrete floors beneath multi-pitch roofs.

There is shared space for parking and unloading around the units, however this is for domestic vehicles only and not suitable for heavy goods/commercial vehicles.

LOCATION

The subject property is located at Redhills Business Park, being approximately ¼ mile from access to the A66 arterial route and Junction 40 of the M6 motorway.

The Business Park is a niche mixed use development comprising office and workshop space in a rural location with open countryside views.

ACCOMMODATION

Reception – 185 sq ft (17 sq m)

Front Workshop – 507 sq ft (47 sq m)

Rear Workshop – 961 sq ft (89 sq m)

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of E117.

SERVICES

Mains electricity and water are connected to the unit, with drainage to a private septic tank on the estate.

The tenant is responsible for the payment of all utilities and outgoings.

RATEABLE VALUE

£5,200 (2023 listing).

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

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

RENT

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

VAT

VAT is payable in addition to the rent.

LEASE

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

The property will be available from January 2025.

VIEWINGS

Please contact Walton Goodland.

Strictly no approach should be made to the tenants on site.

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.

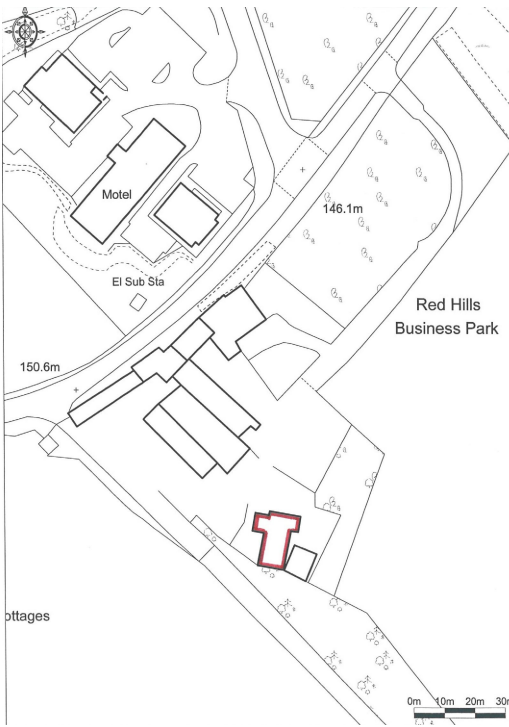
All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.


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Walton Goodland. 10 Lowther Street, Carlisle CA3 8DA T: 01228 514199 F: 01228 594303
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Energy Performance Certificate  HM Government
Non-Domestic Building

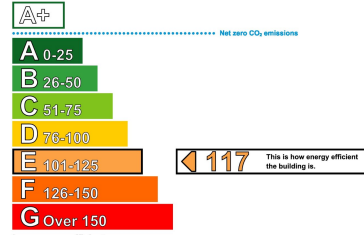
Units 10/11
Redhills Business Park, Redhills Lane
Redhills
Penrith
CA11 0DT

Certificate Reference Number:
0250-4956-0365-6690-0084

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical Information

Main heating fuel: LPG
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 182
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 49.21

Benchmarks

Buildings similar to this one could have ratings as follows:
52 If newly built
153 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

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