

# TO LET



Commercial/Light Industrial/560 sq ft (52 sq m)/£3,750 per annum

**Unit D Skirsgill Business Park, Penrith**

Cumbria, CA11 0FA

**Walton Goodland**

agency@walgoodland.com

01228 514199 (Carolyn Hardy/Will Riddell dealing)



## WORKSHOP AND STORAGE UNIT IN BUSINESS PARK LOCATION ADJACENT M6 (JUNCTION 40)

- ALLOCATED ON-SITE PARKING (2 SPACES)
- PRIME LOCATION ADJACENT TO JUNCTION 40 (M6/A66) WITH RURAL OUTLOOK
- FLEXIBLE LEASE TERMS CONSIDERED
- ATTRACTIVE COURTYARD SETTING AT EDGE OF LAKE DISTRICT

## DESCRIPTION

The unit is of stone construction with a concrete floor, timber windows, insulated ceiling and a pitched profile roof. The property benefits from double access doors and a single personnel door.

Allocated parking is available adjacent to the unit.

## LOCATION

The property is situated at Skirsgill Park immediately off the A66 arterial route and adjacent to Junction 40 of the M6 Motorway. The estate comprises a variety of office, light industrial and mixed commercial occupiers.

The Rheged Centre is approximately 1 mile west with Penrith Town Centre and access to the M6 Motorway/A66 immediately to the east.

## ACCOMMODATION

The property comprises the following approximate areas:-

### GROUND FLOOR

560 sq ft (52 sq m)

## RATEABLE VALUE

Store & Premises – £4,000 (2023 listing)

Interested parties are advised to make their own enquiries of the Valuation Office Agency at [www.voa.gov.uk](http://www.voa.gov.uk)

Please note since April 2017, where a rateable value is £12,000 or less and this is the tenants only commercial property then no business rates will be payable, subject to status.

## SERVICES

Mains electricity is available to the property.

There are shared toilet facilities adjacent and opposite the property.

## TENURE

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

Please Note: The property will be available from July 2025.

## RENT

£3,750 per annum, exclusive of business rates, VAT and all other outgoings.

## VAT

VAT is payable in addition to the rent.

## EPC

The property has an EPC rating of E108.

## 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.

Skirsgill Business Park, Redhills, Penrith, CA11 0FD

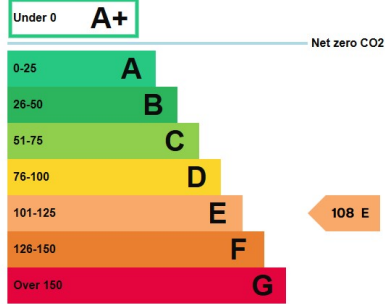
PLAN 1



NOT TO SCALE

## Energy rating and score

This property's energy rating is E.



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