

TO LET



Commercial/Office/Workshop/862 sq ft (80 sq m)/£9,000 per annum

Skirsgill Lodge, Skirsgill Business

Park, Penrith

Cumbria, CA11 0DT

Walton Goodland

agency@walgoodland.com

01228 514199



SELF-CONTAINED TRADITIONAL SANDSTONE OFFICE/WORKSHOP PREMISES LOCATED AT ENTRANCE TO SKIRSGILL PARK ADJACENT A66 (WEST) AND M6 (J40).

- CAR PARKING FOR UP TO 2/3 CARS ADJACENT TO THE PROPERTY - ADDITIONAL PARKING MAYBE AVAILABLE VIA SEPERATE ARRANGEMENT
- TRADITIONAL SANDSTONE BUILDING PROVIDING INTERESTING OFFICE OR WORKSHOP SPACE
- ALTERNATIVE COMMERCIAL USES CONSIDERED SUBJECT TO CONSENTS

DESCRIPTION

A traditional Grade II listed sandstone property beneath a part slate roof and part flat roof, comprising self contained office premises with up to 4 separate offices.

The property occupies a visible position at the entrance to Skirsgill Park with direct access onto the A66 towards West Cumbria.

SERVICES

Mains electricity and water are connected to the property. Drainage is to a private septic tank on site.

The property is heated via an LPG boiler providing central heating throughout.

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

RATEABLE VALUE

To be confirmed.

RENT

£9,000 per annum exclusive of Business Rates, VAT and all other outgoings.

VAT

VAT is payable in addition to the rent.

LEASE

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

ACCOMMODATION

The property comprises the following approximate areas:

GROUND FLOOR

Timber entrance porch leading to:

Reception/Office 1 – 157 sq ft (15 sq m)

Office 2 – 134 sq ft (12 sq m)

Office 3 – 127 sq ft (12 sq m)

Office 4 – 237 sq ft (22 sq m)

Kitchen – 113 sq ft (11 sq m)

Stainless steel single drainage sink with wall and base units.

Bathroom – 1 WC, 1 WHB and shower.

Utility & rear access – 61 sq ft (6 sq m)

Stores – 33 sq ft (3 sq m)

Externally

Externally the property benefits from a tarmac parking area leading to rear garden and storage.

A small planted area is located at the front of the property.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC exemption.

VIEWINGS

Please contact Walton Goodland.

Please note: Viewings available from March 2025.

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@walgoodland.com www.walgoodland.com

