

# To Let – Modern First Floor Office Accommodation

Enterprise House  
Penrith 40 Business Park  
Gillan Way  
Penrith  
Cumbria  
CA11 9BP

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Thompson



- Modern well-presented first floor offices with excellent access to J40 of the M6
- Net Internal Area of 249.63 sq m (2,687 sq ft)
- Mixture of open plan offices / meeting rooms and lift access to the first floor
- 13 car parking spaces
- Available via a new Full Repairing & Insuring Lease
- Rental - £25,000 per annum exclusive

Ref A1117B

FIFTEEN Rosehill  
Montgomery Way  
Carlisle  
CA1 2RW

T: 01228 548385  
F: 01228 511042  
E: carlisle@edwin-thompson.co.uk  
W: edwin-thompson.co.uk

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## LOCATION

The subject property is located on Penrith 40 Business Park, Gillan Way just off Junction 40 of the M6 motorway on the north western outskirts of Penrith, Cumbria in the North West of England.

Penrith is an attractive and affluent market town situated on the north east fringe of the Lake District. It is well located being on Junction 40 of the M6 providing direct access north and south and to the A66 which leads west to the Lake District National Park and east to Scotch Corner and the A1(M).

Penrith has a resident population of approximately 15,000 (2011 Census) and is located within Eden District with a District population of over 51,000. Carlisle is approximately 20 miles to the north, Kendal 32 miles to the south and Keswick 18 miles to the west. Penrith has a train station on the main West Coast Line with direct services north to Carlisle and Glasgow and South to London Euston with a journey time of around 3 hours.

Gillan Way is just off Haweswater Road connecting directly to the A592 and the M6 Junction 40/A66 interchange. Other occupiers on the estate include Handelsbanken, NFU, Burnetts Solicitors, Cumbrian Homes, David Allen Accountants and The Environment Agency.

## DESCRIPTION

Enterprise House is a modern office building and the subject property offers attractive and well fitted first floor office accommodation.

Internally, the premises are arranged with a mixture of open plan offices and meeting rooms, fully fitted kitchen and staff room and shared male, female, disabled WC's and shower room at ground floor level. The offices feature:

- Perimeter trunking
- Passenger lift
- High quality meeting facilities and executive offices
- Fully fitted kitchen
- Gas central heating
- Suspended ceiling incorporating Cat II lighting
- Carpeted flooring
- Aluminium framed double glazed windows

Externally, there are 13 car parking spaces and the property is accessed via a secure door entry and intercom.

## SERVICES

It is understood that the property has mains supplies of electricity, gas, water and is connected to the mains drainage and sewerage systems.

## ACCOMMODATION

It is understood that the premises provide the following approximate net internal measurements:

First Floor Office	249.63 sq m (2,687 sq ft)
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## LEASE TERMS

The premises are available by way of a new Full Repairing & Insuring lease via a service charge for a term to be agreed and at a commencing rental of £25,000 per annum exclusive.

## VAT

All figures quoted are exclusive of VAT where applicable.

## RATEABLE VALUE

It is understood from the VOA website that the premises have a Rateable Value of £23,000.

The current Uniform Business Rate is 50.4 pence in the pound, which would equate to rates payable on the property of approximately £11,595 per annum. Prospective tenants should check the exact rates payable with Eden District Council – Tel: 01768 817817.

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of C62 and a copy of the Energy Performance Certificate is available upon request.

## LEGAL COSTS

Each party is to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT thereon.

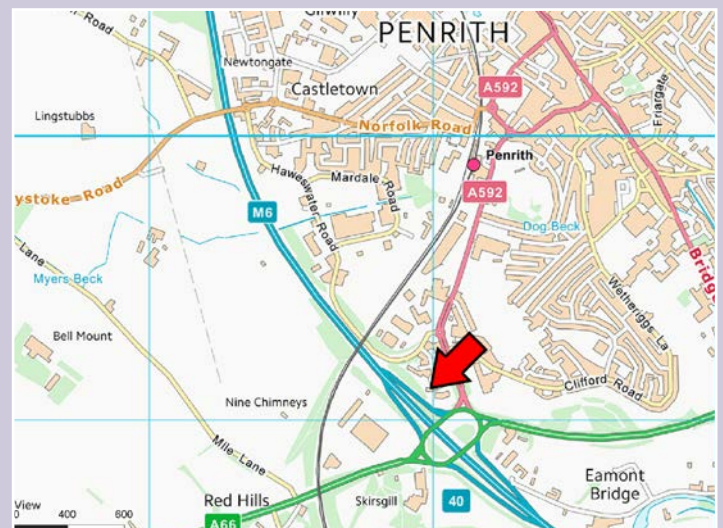
## VIEWING

The property is available to view by prior appointment with the Carlisle office of Edwin Thompson LLP. Contact:

John Haley – j.haley@edwin-thompson.co.uk

Suzie Barron – s.barron@edwin-thompson.co.uk

Tel: 01228 548385



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