

A COMMERCIAL DEVELOPMENT SITE OFFERING FLEXIBLE WAREHOUSE / INDUSTRIAL UNITS - AVAILABLE TO LET  
Eden Business Park, Gilwilly Industrial Estate, Penrith, Cumbria CA11 9BB

Edwin  
Thompson



Entrance Road



Ref: M1291

## A COMMERCIAL DEVELOPMENT SITE OFFERING FLEXIBLE WAREHOUSE / INDUSTRIAL UNITS - AVAILABLE TO LET

### Eden Business Park, Gilwilly Industrial Estate, Penrith, Cumbria CA11 9BB

- Flexible Industrial / Warehouse Units from approximately 828 sq ft – 8,289 sq ft
- Popular Commercial/Trading Estate with excellent proximity to the M6 motorway and A66 Road Networks
- Flexibility in sizes and specification
- Pre-Let options available at rentals from £6,500 per annum plus VAT
- Timescales for the commencement of the development will be early 2020

#### LOCATION

The subject site is located on Eden Business Park at the western side of Gilwilly Industrial Estate adjacent to Cowper Road and on the north western outskirts of Penrith, Cumbria in the North West of England.

The estate is a popular commercial location and houses a variety of uses that include car showrooms, transport and storage companies and owner occupiers that include, AST Signs, Lloyd Ltd, AW Jenkinson, Howdens Joinery, Plumb Center, Greggs and Rickerbys.

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 West Coast Line with direct services north to Carlisle and Glasgow and south to London Euston with a train journey time of around 3 hours.

Gilwilly Industrial Estate is accessed via the B5288 Newton Road which is turn leads to Haweswater Road connecting directly to the A592 and the M6 Junction 40/A66 interchange. The site is adjacent to Cowper Road, the central route



through Gilwilly Industrial Estate, which connects with Gilwilly Road and the B5288 to the south.

#### PROPOSAL

A comprehensive development to provide Industrial / Warehouse and Commercial premises. The current development will provide new build premises incorporating part brick/part clad elevations mono-pitched insulated profile clad roofs, electric roller shutter doors, pedestrian access doors and front loading/delivery. The units will also benefit from;

- Flexible accommodation from 828 sq ft to 8,289 sq ft;
- Maximum eaves height of 5.00m;
- Generous car parking allocation;
- All buildings to be constructed to a high specification and tailored to individual occupiers' requirements;
- Office / WC installation subject to agreement;
- Option for a secure storage compound for Units 7 and 8



## ACCOMMODATION

It is understood that the premises will have the following approximate gross internal measurements:

### Unit 1

A	128.33 sq m	(1,381 sq ft)
B	128.33 sq m	(1,381 sq ft)
<b>Total approximate Gross Internal Area</b>	<b>256.66 sq m</b>	<b>(2,763 sq ft)</b>

### Unit 2

A	128.33 sq m	(1,381 sq ft)
B	128.33 sq m	(1,381 sq ft)
<b>Total approximate Gross Internal Area</b>	<b>256.66 sq m</b>	<b>(2,763 sq ft)</b>

### Unit 3

A	128.33 sq m	(1,381 sq ft)
B	128.33 sq m	(1,381 sq ft)
<b>Total approximate Gross Internal Area</b>	<b>256.66 sq m</b>	<b>(2,763 sq ft)</b>

### Unit 4

A	128.33 sq m	(1,381 sq ft)
B	128.33 sq m	(1,381 sq ft)
<b>Total approximate Gross Internal Area</b>	<b>256.66 sq m</b>	<b>(2,763 sq ft)</b>

### Unit 5

A	128.33 sq m	(1,381 sq ft)
B	128.33 sq m	(1,381 sq ft)
<b>Total approximate Gross Internal Area</b>	<b>256.66 sq m</b>	<b>(2,763 sq ft)</b>

### Unit 6

A	76.88 sq m	(828 sq ft)
B	76.88 sq m	(828 sq ft)
C	76.88 sq m	(828 sq ft)
<b>Total approximate Gross Internal Area</b>	<b>230.64 sq m</b>	<b>(2,484 sq ft)</b>

### Unit 7

A	76.88 sq m	(828 sq ft)
B	76.88 sq m	(828 sq ft)
<b>Total approximate Gross Internal Area</b>	<b>153.76 sq m</b>	<b>(1,655 sq ft)</b>

### Unit 8

A	100.41 sq m	(1,081 sq ft)
B	100.41 sq m	(1,081 sq ft)
<b>Total approximate Gross Internal Area</b>	<b>200.82 sq m</b>	<b>(2,162 sq ft)</b>

The units provide flexible accommodation which can be split or sub-divided to suit individual tenant needs.



## TERMS

The units will be available by way of leasehold agreements, at a term to be agreed and at attractive commencing rentals from approximately £6,500 per annum plus VAT.

## SERVICES

Developed units will benefit from electricity (three phase if required), water and drainage.

## EPC

Energy Performance Certificates would be carried out upon completion of the scheme.

## BUSINESS RATES

The Business Rates would be assessed upon completion of the scheme.

## VAT

All figures quoted are exclusive of VAT where applicable.

## VIEWING

The site is available to view by prior appointment with the Windermere Office of Edwin Thompson LLP. Contact:

Joe Ellis – j.ellis@edwin-thompson.co.uk

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

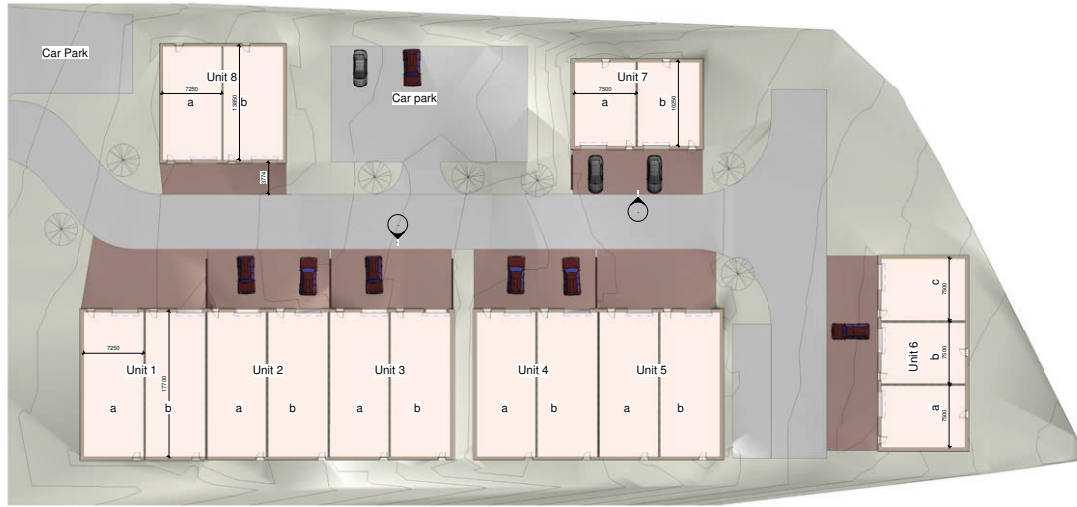
Tel: 015394 48811

[www.edwin-thompson.co.uk](http://www.edwin-thompson.co.uk)

23 Church Street,  
Windermere  
Cumbria  
LA23 1AQ

T: 015394 48811  
F: 015394 48916  
E: windermere@edwin-thompson.co.uk  
W: edwin-thompson.co.uk

# Edwin Thompson



**Block Plan**  
1 : 200



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Keswick, Cumbria, CA12 5AF.

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