

TO LET

Commercial/Light Industrial/732 sq ft (68 sq m)/£5,950



Unit 4, Newtongate Industrial Estate,

Penrith

Cumbria, CA11 0BF

Walton Goodland

agency@walgoodland.com

01228 514 199



SELF-CONTAINED LIGHT INDUSTRIAL UNIT WITH HIGH CEILINGS AND ROLLER-SHUTTER DOOR.

- POTENTIAL FOR NIL BUSINESS RATES
- ADJACENT TO GILWILLY INDUSTRIAL ESTATE AND PENRITH.
- PARKING ON SITE AVAILABLE
- CONVENIENT ACCESS TO THE A66 AND M6 (J40)

DESCRIPTION

The property comprises a self-contained light industrial unit extending to approximately 732 sq ft, suitable for a variety of light industrial, workshop, or storage uses (subject to the necessary consents).

The unit is of steel portal frame construction with brick/block elevations beneath a pitched roof. Internally, the accommodation provides open workshop space with mezzanine flooring above.

LOCATION

Newtongate Industrial Estate is a well-established and popular commercial location on the edge of Penrith, benefiting from good access to the A66 and Junction 40 of the M6 motorway. Penrith town centre is approximately 1 mile away, providing a range of local amenities and services.

SERVICES

Mains electricity is connected to the property.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A new EPC has been instructed.

ACCOMMODATION

The property comprises the following approximate areas:

Light Industrial Space – 732 sq ft (68 sq m).

Communal Ladies and Gents toilets are available on site.

VAT

VAT is payable in addition to the rent.

RENT

£5,950 per annum, on internal repairing and insuring terms for a term of years to be agreed.

RATEABLE VALUE

Premises: £3,050 (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 premises then no business rates will be payable, subject to status.

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.



Promap

NOT TO SCALE

WALTON GOODLAND
REPRODUCED BY KIND PERMISSION
ORDNANCE SURVEY LICENCE NO. ES847860
CROWN COPYRIGHT RESERVED
FOR IDENTIFICATION PURPOSES ONLY
SCALE 1:2000

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.

Walton Goodland. 3 Wavell Drive, Rosehill Business Park, Carlisle, CA1 2ST T: 01228 514199 F: 01228 594303
agency@walgoodland.com www.walgoodland.com

