

WALTON  
GOODLAND

COMMERCIAL

PRESTIGE COMPANY HEADQUARTERS BUILDING



AVAILABLE AS A WHOLE OR WILL SPLIT INTO PARTS  
SUBSTANTIAL PARKING AND LAND

TO LET

35,702 SQ FT  
(3,317 SQ M)

ALL  
ENQUIRIES

## LANGLANDS, PALLET HILL, PENRITH, CA11 0BY

HIGH QUALITY MODERN OFFICE/SHOWROOM SPACE  
WITH SUBSTANTIAL WAREHOUSE/STORES

- M6/JUNCTION 40 – 3 MILES – EDGE OF LAKE DISTRICT NATIONAL PARK
- WILL SPLIT TO PROVIDE SELF-CONTAINED OFFICE/SHOWROOM AND/OR WAREHOUSING SPACE
- STUNNING VIEWS OF THE LAKELAND FELS – EASY ACCESS A66
- FREEHOLD SALE WILL BE CONSIDERED

Walton Goodland  
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Agency@waltongoodland.com  
www.waltongoodland.com



# A UNIQUE OPPORTUNITY FOR COMPANY HEADQUARTERS PREMISES OR MULTI-OCCUPANCY USE IF SPLIT INTO PARTS

## LOCATION

The property is situated approximately 3 miles west of Penrith town centre and M6 motorway (junction 40), via the B5288 and is elevated above the road providing stunning views of the Lakeland Fells and surrounding countryside.

## DESCRIPTION

The property is of steel frame construction with mixed blockwork and stone walls beneath a multi-pitched roof, comprising a large detached building of mixed office, showroom and warehousing space accessed via a secure private gated intercom system.

## ACCOMMODATION

The property comprises the following approximate areas:-

### OFFICE SPACE

Ground Floor	-	5,504 sq ft	511 sq m
First Floor	-	4,121 sq ft	383 sq m

### WAREHOUSING

Ground Floor	-	15,211 sq ft	1,413 sq m
First Floor (Excluding temporary mezzanine floor)	-	8,865 sq ft	824 sq m
Loading Bay	-	2,001 sq ft	186 sq m

**Total Gross Internal Area - 35,702 sq ft 3,317 sq m**

The property can be split to form smaller office/warehousing space to meet prospective tenant requirements.

There is substantial car parking and loading space.

## RATEABLE VALUE

Rateable value will be dependant upon the space taken. Interested parties should make their own enquiries of the Valuation Office Agency at [www.voa.gov.uk](http://www.voa.gov.uk).

## SERVICES

Mains electricity and water are connected to the property, which drains into a private septic tank. Oil based heating is available to the offices and part of the warehouse.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC Rating – B48.

## RENT

On request subject to size and location. All rents are exclusive of Business Rates, VAT and all other outgoings.

## LEASE/SALE

A new lease for a term of years to be agreed.

Consideration will be given to a sale of the property.

## VAT

All prices, rents and outgoings are quoted exclusive of but may be liable to VAT. We recommend that prospective tenants and purchasers establish the VAT implications before entering into any agreement.

## VIEWINGS

Strictly by appointment through the sole agents:-

Walton Goodland  
10 Lowther Street  
CARLISLE  
CA3 8DA

T: 01228 514199

E: [agency@walgoodland.com](mailto:agency@walgoodland.com)



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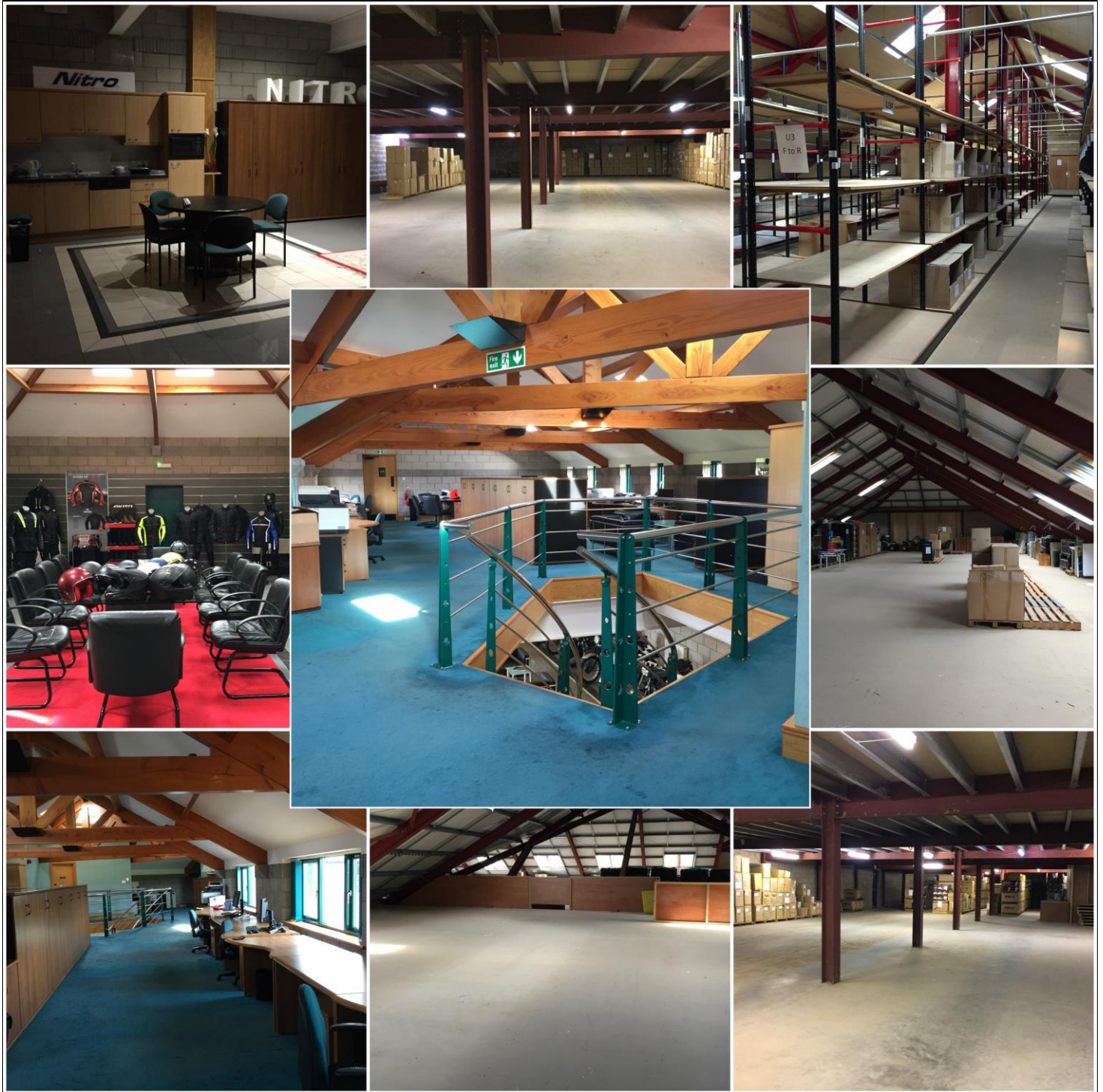
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Smarter property search

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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







# Energy Performance Certificate

Non-Domestic Building



LLOYD BROTHERS (SCOTLAND) LTD  
Langlands  
Pallet Hill  
PENRITH  
CA11 0BY

Certificate Reference Number:  
9090-2971-0348-0181-2060

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

## Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

48

This is how energy efficient the building is.

## Technical Information

Main heating fuel: Oil  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 758  
Assessment Level: 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 47.93  
Primary energy use (kWh/m<sup>2</sup> per year): 216.64

## Benchmarks

Buildings similar to this one could have ratings as follows:

41

If newly built

120

If typical of the existing stock



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