

**NEW BUILD WAREHOUSE / INDUSTRIAL / QUASI TRADE / UNIT - AVAILABLE TO LET**

**Unit 1 Jay House, Eden Business Park, Gilwilly Industrial Estate, Penrith, Cumbria CA11 9FB**

**Edwin  
Thompson**



# Unit 1 Jay House, Eden Business Park, Gilwilly Industrial Estate, Penrith, Cumbria CA11 9FB

A modern new build warehouse unit with dedicated front loading and car parking.

Penrith's Prime Commercial/Trading Estate with excellent proximity to Junction 40 of the M6 motorway and A66 Road Networks

Neighbouring occupiers include PSSI, AST Signs, Lloyds Agriculture, MKM Building Supplies, Greggs, Idol.com, Rickerby Ltd, Screwfix, Toolstation and Howdens

The unit extends to an approximate Gross Internal Area of 2,445 sq ft.

Rental - £25,000 per annum exclusive

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## LOCATION

Unit 1 Jay House 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 Penrith's prime commercial location and houses a variety of uses that include car showrooms, transport and storage companies and owner occupiers such as AST Signs, Lloyd Agriculture 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 16,701 (2021 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 in 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.

## DESCRIPTION

The subject unit forms part of an excellent new build industrial development scheme providing a range of industrial, warehouse and quasi trade units. The available property is of steel portal framed construction incorporating part brick/insulated profile clad elevations underneath a pitched insulated profile clad roof with translucent roof panels, front electric roller shutter door, front and rear pedestrian access doors and loading and parking.

The unit benefits from;

- Flexible accommodation extending to an approximate Gross Internal Area of 2,445 sq ft;
- Minimum eaves height of 5.00m;
- Front car parking and loading;
- High specification construction;
- Modern staff room and WC provision.

## ACCOMMODATION

It is understood that the unit has the following approximate gross internal measurements:

Ground Floor total approximate Gross Internal Area      227.15 sq m                      (2,445 sq ft)

## TERMS

The unit is available by way of new Full Repairing & Insuring lease for a number of years to be agreed and at commencing rental of £25,000 per annum exclusive.



#### SERVICES

The unit benefits from mains electricity, water and drainage.

#### EPC

An Energy Performance Certificate is available for the property and can be downloaded from the Edwin Thompson Website.

#### BUSINESS RATES

The Business Rates will need to be assessed upon occupation of the unit.

#### VAT

The building is elected for Vat and therefore VAT is payable on the rental.

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

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5. These particulars were prepared in September 2025.

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