

Two Modern Office Suite - To Let
Rooms 6 and 7 The Office, Mardale Road, Penrith, Cumbria, CA11 9EH

Edwin
Thompson



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Multi-let office building with on-site car parking and attractive entrance reception.

An excellent offering for startup and growing companies, alongside larger established occupiers, providing a successful office scheme and well-appointed professional environment.

Room 6 extends to an approximate net internal area of 110 sq ft.

Room 7 extends to an approximate net internal area of 356 sq ft.

Small business rate relief available to qualifying occupiers.

Room 6 is available at a rental of £1,300 per annum plus VAT.

Room 7 is available at a rental of £2,720 per annum plus VAT.



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LOCATION

The Office is located on the quieter Mardale Road at the north eastern side of Penrith Industrial Estate and on the south-western outskirts of Penrith, Cumbria in the Northwest of England.

The estate is one of Penrith's prime commercial locations and houses a variety of uses that include vehicle hire, transport and storage companies and retail/trade counter, with occupiers including For Farmers, AW Jenkinson Truckstop, Malcolm Haulage, Carrs Billington, Jeld Wen, Northgate Vehicle Hire, CEF Electrical, and Pirtek.

Penrith is an attractive and affluent market town situated on the northeastern fringe of the Lake District. It is well located being on Junction 40 of the M6 and providing direct access to the north, the 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 Main Line, with direct services north to Carlisle and Glasgow and south to London Euston with a train journey time of around 3 hours.

The Office fronts Mardale Road and connects directly with Haweswater Road to the west, providing a central route through Penrith Industrial Estate, which connects with the B5288 to the north leading to Cowper Road and Gilwilly Industrial Estate and the A592 and the M6 Junction 40/A66 interchange to the south.

ACCOMMODATION

The building comprises a single storey brick built office premises with a modern and bright reception to one side, generous on-site car parking provisions, communal kitchen and WC facilities.

The office suites are fitted out with carpet tile flooring, plaster painted walls and ceiling, LED lighting and UPVC double glazed windows.

There are a variety of suites within the scheme for a wide range of occupier requirements.

ENERGY PERFORMANCE CERTIFICATE

The building has an overall Energy Performance Certificate and is rated as a 28B. A copy of the certificate is available upon request.

RENTAL

Room 6 is available by way of a new lease for a term to be agreed and at a rental of £1,300 per annum plus VAT.

Room 7 is available by way of a new lease for a term to be agreed and at a rental of £2,720 per annum plus VAT.

SERVICE CHARGE

The offices are subject to a service charge.

The service charge levied covers the cost of heating, utilities, maintenance and cleaning of the common areas, maintenance of the building and car park, CCTV and alarm system.

VAT

The building is elected for VAT and therefore VAT is payable on top of the rental and service charge.

RATEABLE VALUE

Prospective tenants should check the exact rates payable with Westmorland & Furness Council - 0300 373 3300.

LEGAL COSTS

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

VIEWING

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

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