

Edwin
Thompson



PROMINENT WAREHOUSE / INDUSTRIAL UNIT AND SECURE YARD - AVAILABLE TO LET
Unit 6, Haweswater Road, Penrith Industrial Estate, Penrith, Cumbria, CA11 9FQ

PROPERTY SUMMARY

- Penrith's Main Commercial Estate with excellent proximity to Junction 40 of the M6 motorway and A66 Road Networks
- Neighbouring occupiers include AW Jenkinson Truckstop, CEF Electrical, Pirtek, D&H Autocare, Jeld Wen, Carrs Billington and Northgate Vehicle Hire.
- A modern warehouse/light industrial unit with ground and first floor offices, extending to 6,475 sq ft with secure yard.
- Opportunity for a variety of uses including, trade counter, workshop, or general industrial.
- Available at a rental of £30,000 per annum.

LOCATION

The subject unit and site are located on Haweswater Road at the south-western side of Penrith Industrial Estate and on the south-western outskirts of Penrith, Cumbria in the Northwest of England.

The estate is Penrith's prime commercial location and houses a variety of uses that include vehicle hire, transport and storage companies, retail, and owner occupiers such as 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.

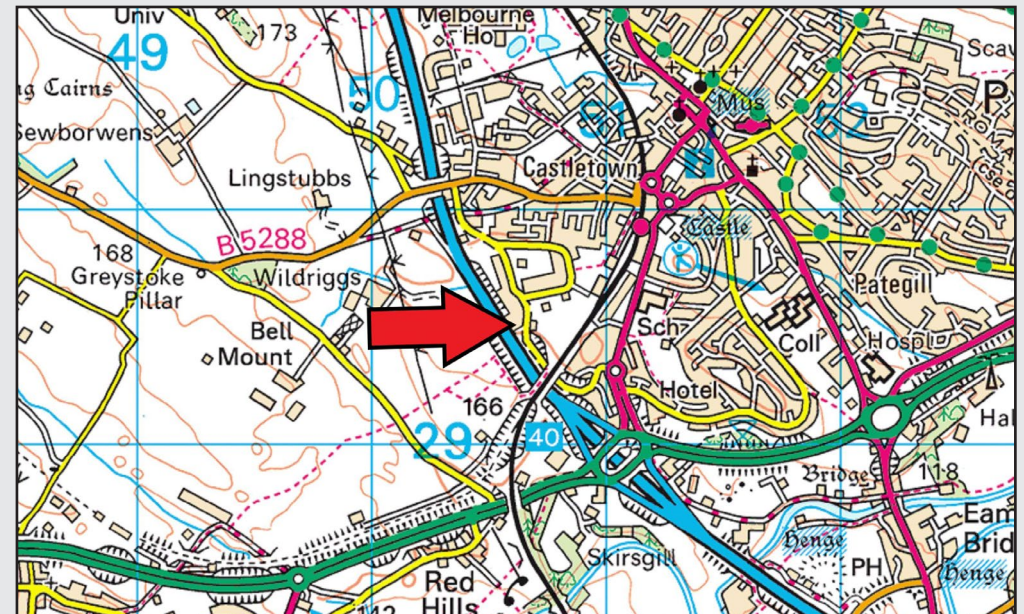
Penrith Industrial Estate is accessed via Haweswater Road connecting directly to the A592 and the M6 Junction 40/A66 interchange. The site fronts Haweswater Road - the central route through Penrith Industrial Estate - which connects with the B5288 to the north and onto Cowper Road and Gilwilly Industrial Estate.

PROPERTY

The site comprises a prominent detached, modern warehouse/trade counter unit with side secure yard and car parking spaces.

The unit is of steel portal frame construction, having part block/brick, profile clad elevations underneath a pitched profile clad roof incorporating translucent roof lights. There is an external electric vehicle loading door measuring approximately 4.00m wide x 2.85m high, internal manual roller shutter door and a separate pedestrian entrance that opens to a reception.

Internally, the accommodation is arranged as a reception/office, WC's, separate office, main open-plan warehouse with painted concrete flooring, suspended LED lighting, and loading door through to a separate loading warehouse of similar specification. An internal steel staircase provides access up to a first-floor landing and doors off to 4 linked and self-contained offices and a kitchen/staff room.



Externally, there is a secure concrete yard to the side of the premises and to the rear is a row of marked car parking spaces for approximately 6 vehicles. To the front are lawned and landscaped sections fronting directly onto Haweswater Road.

ACCOMMODATION

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

Ground Floor	484.03m ²	(5,210 sq ft)
First Floor	117.52m ²	(1,267 sq ft)
Total approximate Gross Internal Areas	601.55m²	(6,475 sq ft)

SERVICES

The property is connected to mains electricity, water and the mains drainage/sewage system.

Prospective occupiers should make their own enquiries as to the services available for future use.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Efficiency Rating of E107, valid until 23 January 2033, a copy of the certificate is available upon request.

PROPOSAL

The land and property are available by way of new Full Repairing & Insuring lease for a number of years to be agreed at a commencing of £30,000 per annum.

RATEABLE VALUE

According to the Valuation Office Agency Website, it is understood that the property is assessed at a Rateable Value of £30,000 and described as warehouse and premises.

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

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.



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:

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5. These particulars were prepared in February 2025..

