

TO LET

Commercial/Office/843 sq ft (78 sq m)/£8,500 per annum



Unit J Skirsgill Business Park, Penrith

Cumbria, CA11 0FA

Walton Goodland

agency@walgoodland.com

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**GROUND FLOOR OFFICE UNIT IN PICTURESQUE BUSINESS PARK
LOCATION ADJACENT M6 (JUNCTION 40) AVAILABLE DUE THE
EXPANSION OF THE EXISTING TENANT**

- ALLOCATED ON-SITE PARKING (6 SPACES)
- PRIME LOCATION ADJACENT TO JUNCTION 40 (M6/A66) WITH RURAL OUTLOOK
- ATTRACTIVE COURTYARD SETTING AT EDGE OF LAKE DISTRICT

DESCRIPTION

The property comprises a ground floor office suite within a multi-let office building, with the benefit of up to 6 parking spaces.

The property is available for office use only.

LOCATION

The property is situated at Skirsgill Park immediately off the A66 arterial route and adjacent to Junction 40 of the M6 Motorway.

The estate comprises a variety of office, light industrial and mixed commercial occupiers. The Rheged Centre is approximately 1 mile west with Penrith Town Centre and access to the M6 Motorway/A66 immediately to the east.

RATEABLE VALUE

Store & Premises – £6,000 (2023 listing)

Interested parties are advised to make their own enquiries of the Valuation Office Agency at www.voa.gov.uk

Please note since April 2017, where a rateable value is £12,000 or less and this is the tenants only commercial property then no business rates will be payable, subject to status.

EPC

The property has an EPC rating of D80.

ACCOMMODATION

The property comprises the following approximate areas:-

Ground Floor

Offices – 843 sq ft (78 sq m)

1x Disabled access WC

SERVICES

Mains electricity and water are available to the property.

TENURE

The assignment of an existing lease for a term of 5 years from 24 June 2022 on internal repairing and insuring terms at £8,500 per annum, for office use only.

Copy lease documentation can be provided following viewing of the property.

Alternatively a surrender of the existing lease and granting of a new lease agreement may be considered, subject to Landlord consent.

RENT

£8,500 per annum, exclusive of business rates, VAT and all other outgoings.

VAT

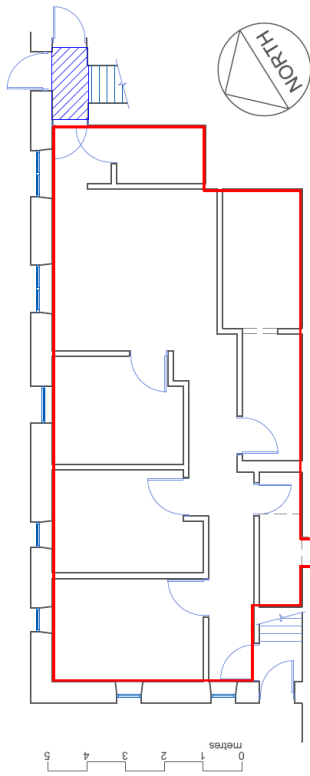
VAT is payable in addition to the rent.

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.



Energy performance certificate (EPC)		
Unit 2 Skirsgill Business Park Redfalls FCM81114 CA11 0FA	Energy rating D	Valid until: 9 February 2033 Certificate number: 3712-1855-5672-2850-3181
Property type	Non-residential Institutions: Primary Health Care Building	
Total floor area	83 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy efficiency rating for this property		
This property's current energy rating is D.		
Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.		
How this property compares to others		
Properties similar to this one could have ratings:		
If newly built	8 A	
If typical of the existing stock	32 B	
Properties are given a rating from A+ (most efficient) to G (least efficient).		



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