



WALTON
GOODLAND

Chartered Surveyors

TO LET

T: 01228 514199

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1,885 to 6,000 Sq. ft. / from **£16,000 per annum**

Units 6, 7 & 8 Myers Lane, Penrith Cumbria, CA11 9DP

New build industrial/ warehouse unit .

- Coming soon - June 2026
- High-clearance, clear-span warehouse area
- Available in parts or as a whole
- 3-phase power supply
- On-site parking allocation
- Suitable for warehousing, light manufacturing, trade use, or distribution
- Shared yard and circulation areas



LOCATION

The property is situated on Myers Lane within an established commercial and industrial area of Penrith. The location offers convenient access to the A66 and Junction 40 of the M6 motorway, providing excellent connectivity north to Carlisle, south to Kendal and Lancaster, and east towards Scotch Corner and the A1(M).

Penrith town centre is within close proximity, offering a range of local amenities and services.

DESCRIPTION

The premises comprise three adjoining warehouse units of steel portal frame construction beneath a pitched profile sheet roof. The unit benefits from solid concrete flooring, insulated walls and roof, and profile cladding above. All units can be accessed via individual roller shutter doors.

ACCOMMODATION

The property comprises the following approximate areas:-

Unit 6 - 1,885 Sq. f.t. (175 Sq. m.)

Unit 7 - 1,885 Sq. f.t. (175 Sq. m.)

Unit 8 - 2,230 Sq. f.t. (207 Sq. m.)

SERVICES

Mains water, drainage, and electricity will be connected to the property. None of the services or associated plant has been tested.



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RENT

Unit 6 - £16,000 per annum

Unit 7 - £16,000 per annum

Unit 8 - £18,950 per annum

All figures are exclusive of business rates, VAT and all other outgoings.



TENURE

A new 5-year minimum lease on full repairing and insuring terms to be agreed.



USE

Light industrial, storage and distribution and/or other uses within Class E with the exception of retail sales.



EPC

The property will be issued with an EPC on completion of construction works.



BUSINESS RATES

The subject property is not currently assessed for Business Rates as it is under construction. Interested parties are advised to contact the Valuation Office Agency (VOA), Westmorland & Furness Council or go to www.gov.uk/find-business-rates.



VAT

All prices are quoted exclusive of and are liable to Vat.



VIEWINGS & CONTACT

All enquiries to Walton Goodland