

TO LET

Modern Business Unit



UNIT 3, HAWKSDALE HOUSE • HARTNESS ROAD •
GILWILLY INDUSTRIAL ESTATE • PENRITH • CA11 9BD

**CARIGIET
OWEN**

Location

Penrith is a popular market town located on the northern fringe of the Lake District National Park at the junction of the M6 motorway and the A66 trunk road. The town also benefits from a West Coast main line railway station.

Hartness Road is located within Gilwilly Industrial Estate, one of Penrith's main industrial areas located a short distance from J40 of the M6. Occupiers within the immediate vicinity include **Howden Joinery, A W Jenkinson, Heaton's Office Supplies, E K Motor Factors** and a wide variety of other national and local operators.

For identification purposes only the location of the property is shown outlined red on the attached plan on the next page.

Description

Hawksdale House is a modern detached industrial unit of steel portal frame construction under a pitched insulated metal sheet roof. The external walls are of a similar construction with brick facing along the front elevation.

Unit 1 comprising 50% of the whole building is to be occupied by a self-storage business. **Unit 2** comprising some 1,300 sqft is now **under offer**; leaving **Unit 3** which extends to 2,678 sqft, immediately available.

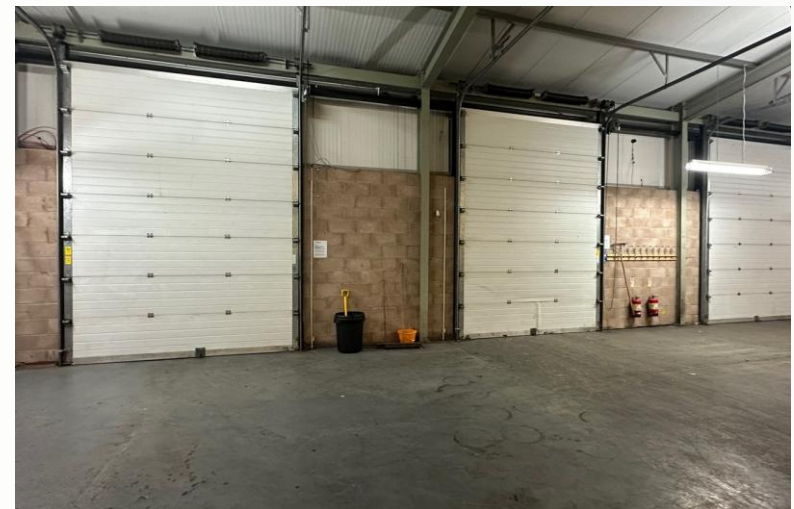
Vehicular access to **Unit 3** is by way of 2 no. up and over sectional shutter doors. The property has a clear eaves height of 4.7m. Externally there are parking and circulation areas to the front of the building.

Accommodation

Description	Area Sq M	Area Sq Ft
Unit 1		LET
Unit 2		UNDER OFFER
Unit 3	248.79	2,678

Lease Terms

Subject to the completion of any sub-division works required, **Unit 3** is available by way of a new FRI lease for a term of years to be agreed at a rent of **£25,450 per annum**.



Services

Mains electricity (3 phase), water and drainage are laid on to the property.

Business Rates

The whole of Hawksdale House is currently held under a single rating assessment.

It will be necessary to have the property re-assessed once the sub-division works are complete.

Energy Performance Certificate

An EPC has been commissioned and will be made available shortly.

Costs

Both parties will bear their own legal and professional costs involved in the transaction.

Viewings

Strictly by appointment with the sole agent, Carigiet Cowen, via prior arrangement. For further information, please contact:

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