

# TO LET

Commercial/Office/1,150 sq ft (107 sq m)/£7,200 per annum



**Offices 1-7 Redhills House, Redhills**

**Business Park, Penrith**

Cumbria, CA11 0DT

**Walton Goodland**

[agency@walgoodland.com](mailto:agency@walgoodland.com)

01228 514199 (Carolyn Hardy/Will Riddell dealing)



## RURAL OFFICES ADJACENT A66 CLOSE TO JUNCTION 40 (M6) PENRITH

- FIRST FLOOR OFFICES IN ATTRACTIVE SETTING WITH OPEN COUNTRYSIDE VIEWS
- MULTI-LET OFFICE BUILDING
- CLOSE TO M6 MOTORWAY JUNCTION 40 – ½ MILE
- CLOSE PROXIMITY TO LAKE DISTRICT NATIONAL PARK

## DESCRIPTION

First floor offices within a multi-let two storey building with a pitch and slate roof, sandstone elevations and rendered finish. The windows are double glazed with timber frames. Cat 2 lighting along with telephone and IT connections are installed to the office areas.

Car parking spaces are available by arrangement.

## LOCATION

The subject property is located in Redhills Business Park just off the A66, approximately half a mile from Junction 40 of the M6 Motorway. The Rheged Centre is approximately half a mile to the West and Penrith town centre is approximately one mile to the east

## ACCOMMODATION

The property comprises the following approximate areas:-

### FIRST FLOOR

#### Offices

1 & 2 – 245 sq ft (23 sq m)

3 & 4 – 333 sq ft (31 sq m)

5 – 206 sq ft (19 sq m)

6 – 114 sq ft (11 sqm)

7 – 255 sq ft (24 sq m)

Kitchen – Stainless steel single drainage sink unit with wall and base units.

## SERVICES

The offices benefit from mains electricity with water and drainage within the kitchen and toilet areas.

## RATEABLE VALUE

Offices 1 & 2 – 2,200 (2023 listing)

Offices 3 & 4 – £3,300 (2023 listing)

Offices 5, 6 & 7 – £4,850 (2023 listing)

Interested parties should make their own enquiries of the Valuation Office Agency.

Please note: If this is your only commercial property and the ratable value is below £12,000, you may be entitled to business rates relief, subject to status.

## LEASE

A new lease for a term of years to be agreed on internal repairing and insuring terms.

The offices can be let as a whole or in parts, subject to Tenant requirements.

Suites 5-7 will be available from October 2025.

## SERVICE CHARGE

A service charge is payable for the repair, maintenance and decoration of the common areas.

## VAT

VAT is payable in addition to the rent.

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.

**Toilets**

Ladies – 1WC & 1 WHB

Gents – 1WC & 1 WHB

**ENERGY PERFORMANCE CERTIFICATE (EPC)**

The office comprise the following EPC's:

Office 1 & 2 – E110

Offices 3 & 4 – C57

Offices 5, 6 & 7 – D79

**VIEWINGS**

Please contact Walton Goodland.

No approach should be made to the existing tenants on site.

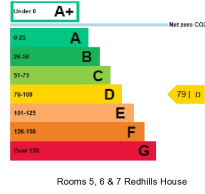
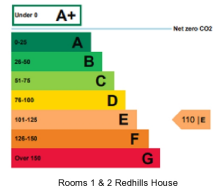
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Redhills Business Park, Redhills Lane, Redhills, Penrith, CA11 0DT



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