

Edwin
Thompson



TO LET

Unit 2b Southey Hill, Industrial Estate, Keswick, CUMBRIA, CA12 5NR

Unit 2b Southey Hill, Industrial Estate, KESWICK, CUMBRIA, CA12 5NR

FEATURES:

New lease available direct from the landlord
Approximately 190 sq.m
Located within close proximity to Keswick town centre
Four parking spaces
Currently estimated to be completed by July/August 2026

LOCATION

The property is located on the west of Keswick town centre on the Southey Hill Trading Estate, to the rear of the former Cumberland Pencil Factory. Other businesses on the site include a Howdens, Greta Motor Body Works, veterinary practice, adventure sports, joinery business and the renowned Derwent Pencil museum.

DESCRIPTION

The subject unit comprises a ground floor space measuring 95 sq. m with an additional floor stretching across the entire area of the unit. There is a WC, kitchenette and solar panels on the unit. This space is suitable for a range of commercial uses.

RENT

£17,500 per annum / £1458 per calendar month

ACCOMODATION

Total gross internal area: 190 sq. m

SERVICES

Connected to mains electricity, water and drainage.

LEASE TERMS

A new lease on full repairing and insuring terms is available direct from the landlord.

INSURANCE

The Tenant will reimburse the Landlord the cost of insuring the building.

VAT

Any VAT due on the rent will be payable by the tenant.

RATEABLE VALUE

To be assessed upon completion.

EPC

An EPC certificate will be acquired upon completion of the unit.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWINGS

The property is available to view by prior appointment with Edwin Thompson LLP

Contact: Keith Mitchell, k.mitchell@edwin-thompson.co.uk, Sarah Myles, s.myles@edwin-thompson.co.uk, or Carol Westmorland, c.westmorland@edwin-thompson.co.uk

Tel: 0176887 72988 or go to: www.edwin-thompson.co.uk

