

To Let On New Leases

**Cumbria House
Gilwilly Industrial Estate
Penrith
CA11 9BL**

Refurbished Office Suites with Air Conditioning



A detached office building arranged on ground and first floors with onsite designated car parking and landscaped garden areas.

The accommodation will provide for modern carpeted office accommodation benefiting from air conditioning, electric heating, lift and private car parking. A well equipped conference room is also available for higher as part of the complex.

Location:

The property is situated in a central position on Gilwilly Industrial Estate which has quick access to Penrith town centre, the A66 and the M6 motorway at Junction 40.

Accommodation:

The property offers the following approx. areas and car parking facilities.

Unit 1 - 177 sq m (1,905 sq ft) - 8 spaces
Unit 2 - 58 sq m (624 sq ft) - 3 spaces

Unit 3 - 13 sq m (140 sq ft) - 1 space
Unit 4 - 35 sq m (376 sq ft) - 2 spaces
Unit 5 - 89.5 sq m (963 sq ft) - 4 spaces
Unit 6 - 42 sq m (452 sq ft) - 2 spaces
Unit 7 - 33.5 sq m (360 sq ft) - 2 spaces
Unit 8 - 19.5 sq m (207 sq ft) - 1 space
Unit 9 - 35 sq m (376 sq ft) - 2 spaces

TOTAL - 506 sq m (5445 sq ft) - 25 spaces

Services:

A service charge will be levied to cover the costs of landlords building maintenance, insurance, cleaning, landscaping and other landlord services.

Tenure:

All suites are being offered on effectively full repairing and insuring leases for minimum terms of 6 years subject to 3 yearly upward only rent reviews. A service charge will be levied to cover the costs of landlord's building, maintenance, insurance, cleaning, landscaping and other landlord's services.

Unit 1 - UNDER OFFER
Unit 2 - £6,500 p.a.
Unit 3 - £2,000 p.a.
Unit 4 - £4,500 p.a.
Unit 5 - £9,750 p.a.
Unit 6 - £4,750 p.a.
Unit 7 - £4,000 p.a.
Unit 8 - UNDER OFFER
Unit 9 - £4,500 p.a.

The above units can be combined to provide larger units if required.

Rating:

To be assessed. Tenants will be responsible for payment of rates.

Legal Costs:

Each party to be responsible for the payment of their own legal costs.

VAT:

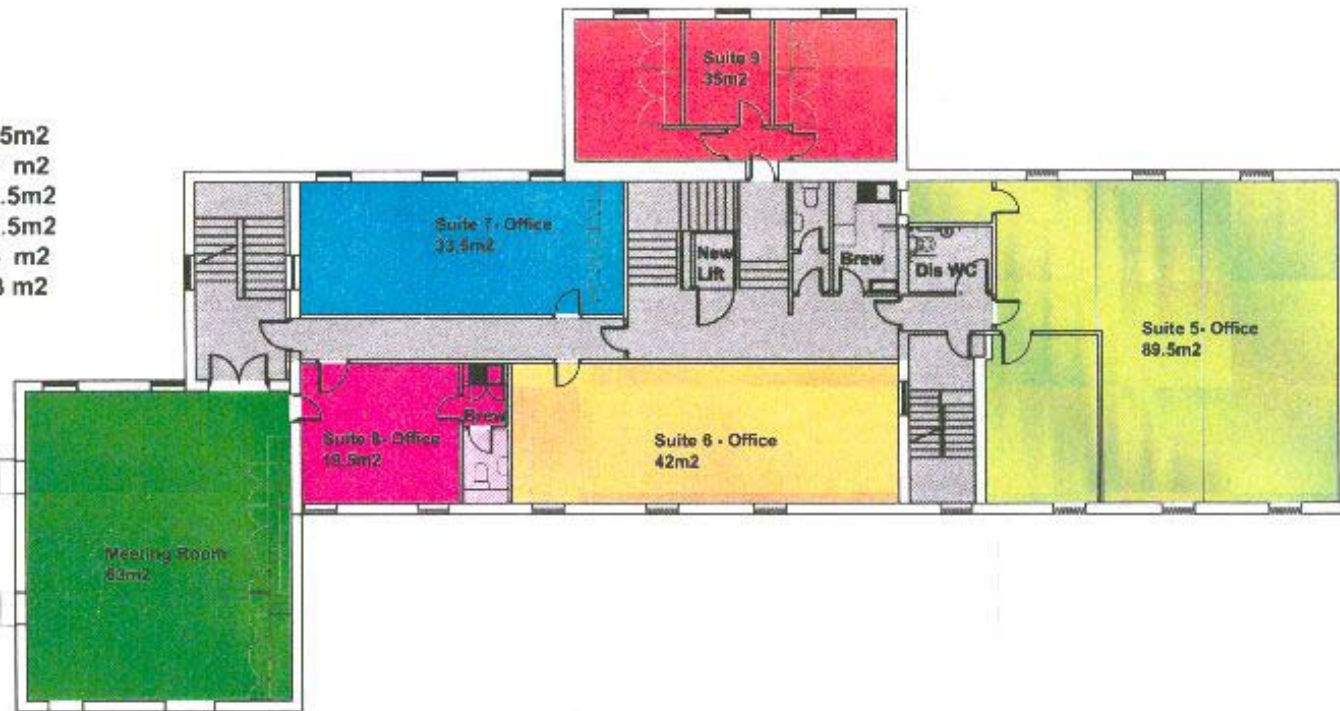
The property has been registered for Vat and Vat will therefore be chargeable on all rentals.

Viewings:

Tel 0845 450 4444 (Pete Nicholson dealing).

First Floor

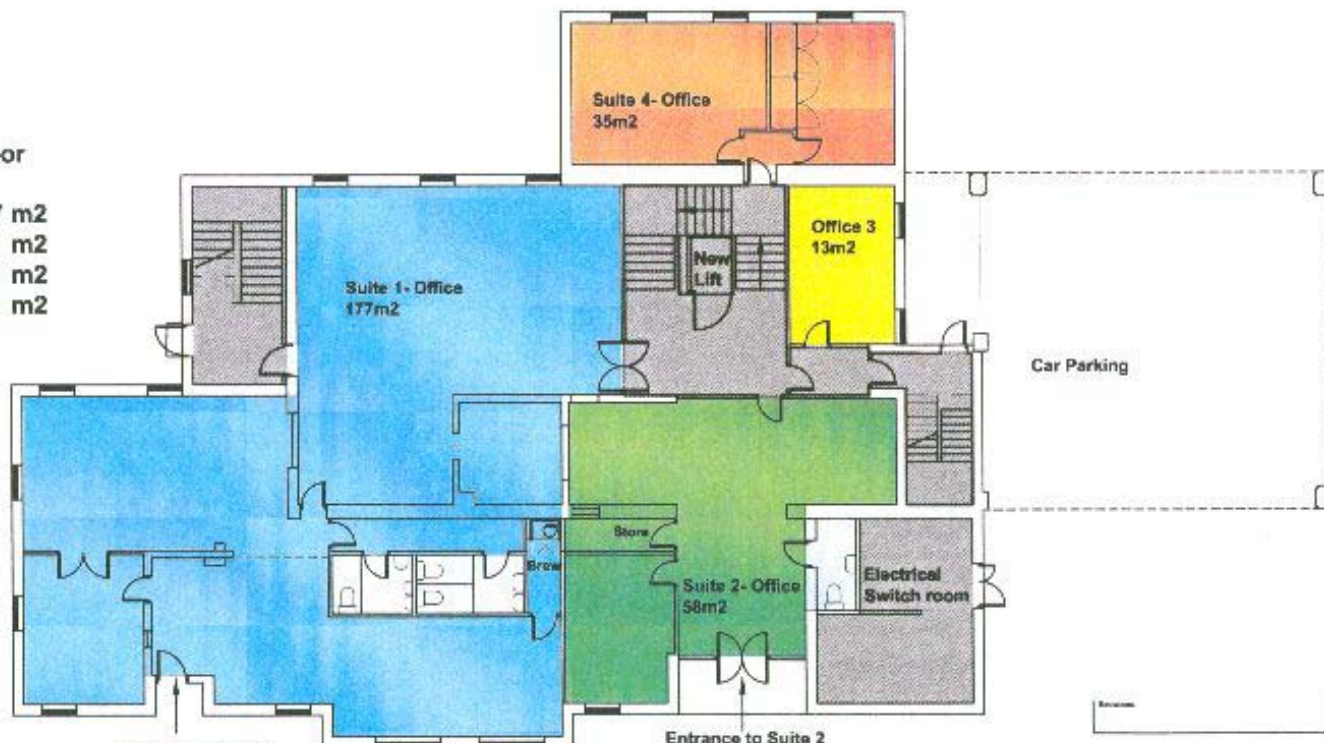
- Suite 5 89.5m²
- Suite 6 42 m²
- Suite 7 33.5m²
- Suite 8 19.5m²
- Suite 9 35 m²
- Meeting 63 m²



FIRST FLOOR PLAN

Ground Floor

- Suite 1 177 m²
- Suite 2 58 m²
- Suite 3 13 m²
- Suite 4 35 m²



GROUND FLOOR PLAN

Scale: 1:100

MANNING COLLETT

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Cumbria House
 Gilwilly Industrial Estate
 Penrth

Proposed GA Plans

Scale	NTS	Date	Apr 06	Drawn	MD
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