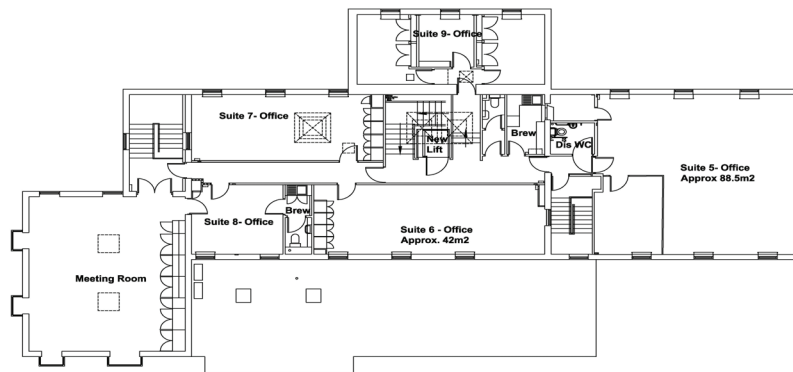
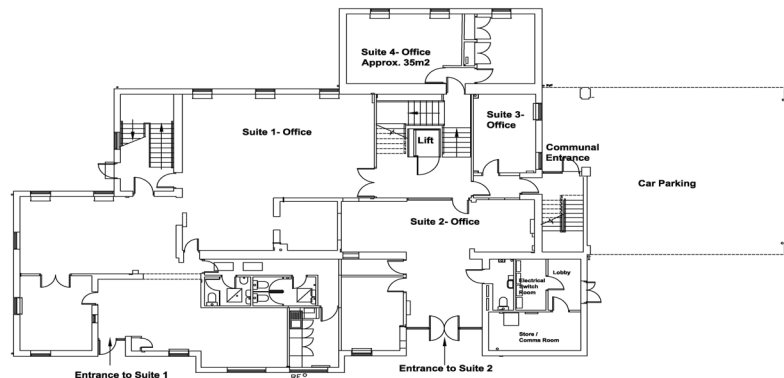


OFFICES TO LET

Cumbria House, Gilwilly Industrial Estate, Penrith



FIRST FLOOR PLAN



GROUND FLOOR PLAN

Fully serviced offices.

Located in popular estate location.

On site car parking.

Rent: From £5 per sq ft plus service charge

Atlantic House, Parkhouse, Carlisle, CA3 0LJ · Telephone: 01228 595600 · Fax: 01228 595525
Email: carlisle@hydeharrington.co.uk · Website: www.hydeharrington.co.uk

BUILDING DESIGN · SURVEYS · DILAPIDATIONS · PARTY WALL MATTERS · CONTRACT ADMINISTRATION
SOCIAL HOUSING · ASSET MANAGEMENT · VALUATIONS · RENT REVIEW · LEASE RENEWALS

Cumbria House, Gilwilly Industrial Estate, Penrith, Cumbria, CA11 9FF

Description

A detached two storey office building with car parking and landscaped garden areas. The offices benefit from air conditioning, electric heating, broadband and lift access to first floor.

Location

The property is located on Gilwilly Industrial Estate with easy access to Penrith town centre, the A66 and the M6 motorway at junction 40.

Accommodation

First floor

Suite 4	35 sq m (376 sq ft)
Suite 8	19 sq m (207 sq ft)
Mtg room	66 sq m (720 sq ft)

Service Charge

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

Viewing

By arrangement only through
Hyde Harrington. Tel: 01228 595600

Particulars amended April 2011 10604

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecode.co.uk.

Business Rates

The Rateable Values in the Valuation List are as follows, the Rates payable for 2011/12 will be based on 42.6p in the £.

Suite 4	RV £3,200
Suite 8/Mtg rm	RV £7,200

Terms

All suites are offered on flexible letting terms to suit the circumstances of the ingoing tenant.

Rent

From £5 per sq ft.

IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property.
2. Plans are not to scale, are for guidance only and do not form part of any contract.
3. Services and any appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the vendor or Hyde Harrington.
5. Measurements are approximate and must not be relied upon. Maximum approximate room sizes are generally given, to the nearest 0.1 metre. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metre. For convenience, an approximate imperial equivalent is also given.
6. Only those items referred to in the text of these particulars are included.
7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.