



To Let – Modern First Floor Office Accommodation Enterprise House, Penrith 40 Business Park, Gillan Way, Penrith, Cumbria CA11 9BP

- Modern well-presented first floor offices with excellent access to J40 of the M6
- Net Internal Area of 249.63 sq m (2,687 sq ft)
- Mixture of open plan offices / meeting rooms and lift access to the first floor
- 13 car parking spaces
- Available via a new Full Repairing & Insuring Lease
- Rental - £25,000 per annum exclusive

LOCATION

The subject property is located on Penrith 40 Business Park, Gillan Way just off Junction 40 of the M6 motorway on the north western outskirts of Penrith, Cumbria in the North West of England.

Penrith is an attractive and affluent market town situated on the north east fringe of the Lake District. It is well located being on Junction 40 of the M6 providing direct access north and south and to the A66 which leads west to the Lake District National Park and east to Scotch Corner and the A1(M).

Penrith has a resident population of approximately 15,000 (2011 Census) and is located within Eden District with a District population of over 51,000. Carlisle is approximately 20 miles to the north, Kendal 32 miles to the south and Keswick 18 miles to the west. Penrith has a train station on the main West Coast Line with direct services north to Carlisle and Glasgow and South to London Euston with a journey time of around 3 hours.

Gillan Way is just off Haweswater Road connecting directly to the A592 and the M6 Junction 40/A66 interchange. Other occupiers on the estate include Newtons Solicitors, Saint & Co, Cumbrian Homes, David Allen Accountants and The Environment Agency.

DESCRIPTION

Enterprise House is a modern office building and the subject property offers attractive and well fitted first floor office accommodation.

Internally, the premises are arranged with a mixture of open plan offices and meeting rooms, fully fitted kitchen and staff room and shared male, female, disabled WC's and shower room at ground floor level. The offices feature:

- Perimeter trunking
- Passenger lift
- High quality meeting facilities and executive offices
- Fully fitted kitchen
- Gas central heating
- Suspended ceiling incorporating Cat II lighting
- Carpeting flooring
- Aluminium framed double glazed windows

Externally, there are 13 car parking spaces and the property is accessed via a secure door entry and intercom.

SERVICES

It is understood that the property has mains supplies of electricity, gas, water and is connected to the mains drainage and sewerage systems.

ACCOMMODATION

It is understood that the premises provide the following approximate net internal measurements:

First Floor	249.63 sq m	(2,687 sq ft)
-------------	-------------	---------------

LEASE TERMS

The premises are available by way of a new Full Repairing & Insuring lease via a service charge for a term to be agreed and at a commencing rental of £25,000 per annum exclusive.

VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

It is understood from the VOA website that the premises have a Rateable Value of £24,250.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of C62 and a copy of the Energy Performance Certificate is available upon request.

LEGAL COSTS

Each party is to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT thereon.

VIEWING

All viewings must be pre booked with the selling agents.

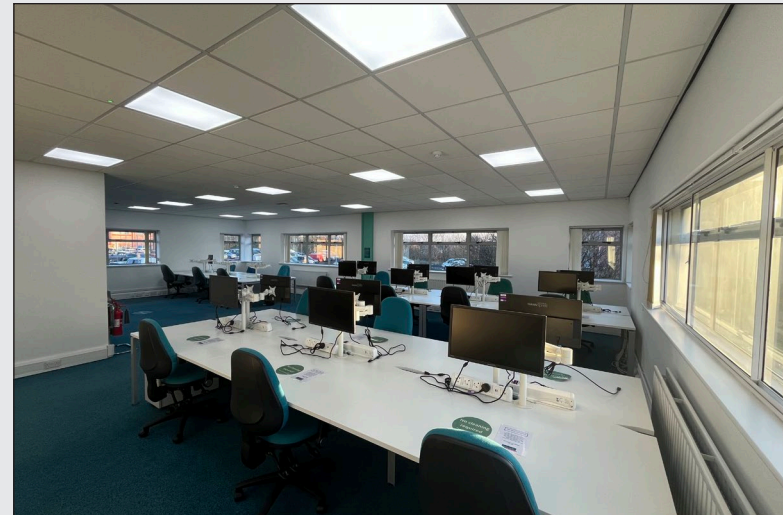
The property is available to view by prior appointment with the Carlisle office of Edwin Thompson LLP. Contact:

Hugh Hodgson – h.hodgson@edwin-thompson.co.uk

Tel: 01228 548385

www.edwin-thompson.co.uk





IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in January 2025.