TO RENT Modern High Specification Office

Unit 13
Cumbria LEP Business Centre
Redhills
Penrith
CA11 ODT





- Onsite meeting rooms to hire
- IT network with fibre broadband
- Dedicated on site car parking spaces
- Available on a 3 year licence
- Rental £730 per calendar month

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LOCATION

The Cumbria LEP Business Centre is located at Redhills adjacent to the A66, the main road between Cumbria and the North East via Scotch Corner. The subject property is approximately half a mile west of Junction 40 of the M6 Motorway and lies approximately 1 mile west of Penrith town centre.

Penrith is an attractive and affluent market town situated on the North West fringe of the Lake District in Cumbria. There is a resident population of approximately 15,000 (2011 Census) with an outlying population of approximately 51,000. Carlisle is circa 20 miles to the North, Kendal 32 miles to the South and Keswick 18 miles to the West.

DESCRIPTION

The Business Centre provides modern office accommodation within an attractive landscaped business park environment.

The accommodation is carpeted, with painted plaster walls, suspended ceilings incorporating recessed fluorescent lighting and double glazing throughout.

The accommodation also benefits from:

- A formal business address
- IT network with fibre broadband
- The fixed monthly rental agreements are all-inclusive with no extra hidden costs. The only addition would be if a call package was taken, this would cost £20pcm for a dedicated telephone number with two telephones and includes all UK calls to landlines and mobiles
- Kitchen facilities
- Cleaning of the common areas
- Male and female WC's
- Access 24 hrs a day 365 days a year
- Oil heating and energy efficient electricity
- Recycling and waste collection

ACCOMMODATION

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

Unit 13 39.15 sq m (421 sq ft)

LICENCE TERMS

The premises are available on a 3 year licence at a rental of £730 per calendar month and business rates are payable by the tenant.

The all-inclusive licence fee covers:

- Licence Fee
- Electricity
- Oil heating
- Broadband
- Onsite parking

VAT

All figures quoted are exclusive of VAT where applicable.

LEGAL COSTS

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

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

John Haley - j.haley@edwin-thompson.co.uk Suzie Barron - s.barron@edwin-thompson.co.uk

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Regulated by RICS



Carlisle Galashiels Keswick Newcastle

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These particulars were prepared in August 2019