

## To Let on New Leases

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

Fully serviced newly refurbished air conditioned offices available as self contained units or as managed office suites with car parking on an easy in/easy out basis.

#### 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.

#### Description

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 offices accommodation benefitting from air conditioning, electric heating, broadband, lift and private car parking. A well equipped conference room is also available for hire as part of the complex. Full secretarial services are available if required.

#### Accommodation

The property offers the following approximate areas and car parking facilities:-

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
<b>Total</b>	<b>200 sq m</b>	<b>2,151 sq ft</b>	<b>10 spaces</b>

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

#### Service Charge

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

#### Services

Our clients are able to provide full back up secretarial services, photocopying, phone answering etc if required on a managed office basis.

#### 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.

#### Rentals

Unit 4	-	£4,500 p.a.
Unit 5	-	£9,750 p.a.
Unit 6	-	£4,750 p.a.
Unit 7	-	£4,000 p.a.

#### Rating

To be assessed. Ingoing tenants to be responsible for the payment of rates.

#### EPC's

These will be made available to potential tenants.

#### Legal Costs

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

#### VAT

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

#### Viewing

Peill & Company, Tel 0845 450 4444 –Pete Nicholson dealing (pete@peill.com)