

To Let on New Lease

**The Warehouse
Hackthorpe Hall
Hackthorpe
Penrith
Cumbria
CA10 2HX**



Penrith is an attractive and popular Cumbrian market town situated 20 miles south of Carlisle, 32 miles north of Kendal and 18 miles east of Keswick with access to the M6 motorway within 5 minutes drive of the town centre at junction 40. The town has a resident population of approximately 12,500 and serves as a retail, service and employment centre to the affluent rural catchment area. The area generally has a buoyant local economy with unemployment rates consistently well below the national average.

Location

The property is situated adjacent to the A6 in a pleasant rural location but with quick and easy access to the M6 Motorway at Junction 40 and the A66 Trans-Pennine route approximately 4 miles to the north. Access to the M6 south is just under 8 miles away at Junction 39.

Description

The property comprises a modern high specification industrial/warehouse unit of steel portal frame construction with a double skin insulated steel clad roof, block walls part faced in stone and part rendered with a power floated concrete floor. The unit benefits from oil fired central heating to the office accommodation, space heating to the workshop area, electric up and over vehicle access door, high bay lighting, generous car parking, loading and circulation areas.

Accommodation

The property has the following approximate areas:-

Warehouse 44.9 sq m (5,220 sq ft)

Ground floor offices

Office No 1 21.72 sq m (234 sq ft)

Office No 2 21.72 sq m (234 sq ft)

Office No 3 35.6 sq m (383 sq ft)

Plus ladies w.c., gents w.c., boiler room.

First Floor

Staff room/kitchen 43.91 sq m (473 sq ft)

Store 43.45 sq m (468 sq ft)

Total Gross Internal Area

Ground Floor 587 sq m (6,319 sq ft)

First Floor 87.36 sq m (940 sq ft)

Rateable Value

Existing rateable value £11,000
2010 proposal £16,750
UBR 48.5p

Lease

The property is available on a new full repairing and insuring lease for a term of years to be negotiated subject to a minimum term of 3 years and subject to 3 yearly upward only rent reviews at a commencing rental of £29,750 p.a. exclusive of rates and VAT payable quarterly in advance.

EPC

The property has an Energy Performance Asset Rating of "E". Further details available on request.

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 is therefore chargeable on the rental.

Viewing

Strictly by appointment through the joint sole agents Peill & Company, Tel 0845 450 4444 – Pete Nicholson dealing (pete@peill.com) and PF & K Commercial, Tel 01768 861235 (commercial@pfandk.co.uk)