



ENGAGE PARK

PENRITH CUMBRIA

GUIDE PRICE £250,000 PER ACRE





ENGAGE PARK

PENRITH, CUMBRIA

Welcome to the bustling commercial hub of Engage Park, Engage Park is already a popular choice for a variety of businesses, including car showrooms, logistics, and storage companies. Notable national occupiers such as Howdens Joinery, Rickerby, Plumb Centre, and AW Jenkinson have already established their presence on the site.

The development of Engage Park has commenced, and we are now offering the remaining land for sale. This land comes with full planning consent for the further development of commercial investment units. The units on offer range from 5,000 sq ft up to 80,000 sq ft, each featuring a minimum eaves height of 6m, ample car parking and loading facilities, dock level loading on larger buildings, and electrically operated roller shutter doors. Offices and WCs are included subject to occupier requirements.

All units will be connected to all mains services, with specific requirements available upon request. The units will upon development be available to lease on terms to be agreed depending on unit size. Upon completion of the scheme, Energy Performance Certificates (EPCs) will be carried out, with an anticipated rating of A.

The development is supported by the Cumbria Local Enterprise Partnership, Cumbria County Council, and Eden District Council, all of which are keen to facilitate investment and job creation on the site.

The guide price for the remaining development land is £250,000 per acre, with a total of 19 acres available with planning consent in place.

This presents a unique opportunity for investors looking to expand their commercial development portfolio in a prime location.

PROPOSAL

The development of Engage Park has commenced, and we are now offering the remaining land for sale. This land comes with full planning consent for the further development of commercial investment units.

The units on offer range from 5,000 sq ft up to 80,000 sq ft



Eaves height from 6m



Generous car parking and loading facilities



Dock level loading on larger buildings



Offices and WCs included subject to occupier requirements



Electrically operated roller shutter doors

ENGAGE PARK

PENRITH, CUMBRIA

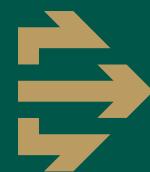




Images for illustration only

ENGAGE PARK

PENRITH, CUMBRIA



TRANSPORT

ENGAGE PARK is located adjacent to junction 41 of the M6 motorway which is one of the main transport corridors running north/south between Birmingham and Glasgow.

Junctions 40 and 41 of the M6 provide direct access to major trunk roads the A6 and A69 linking the Northeast with the west.

Penrith and to the north Carlisle are the two largest economic areas whilst Newcastle to the east is approximately 70 miles away. Manchester is 100 miles to the south and Glasgow and Edinburgh approximately 120 miles to the north.

The area benefits from a mix of businesses including supply chains, skilled and settled workforces.

RAIL CONNECTIVITY

Penrith has excellent rail links with direct trains via the West Coast Mainline to:

Glasgow	1 hr 29 mins
Manchester	1 hr 38 mins
Edinburgh	1 hr 34 mins
London	3 hrs 6 mins

In addition, the Tyne Valley line connects Newcastle via Carlisle as well as a rail link over the Pennines to Leeds.

AIR

Carlisle Lake District Airport is within easy reach with Newcastle Airport approximately 73 miles away.

ENGAGE PARK

PENRITH, CUMBRIA

ROAD DISTANCES & TRAVEL TIMES

Newcastle	73 miles	1 hr 28 mins
Manchester	103 miles	1 hr 48 mins
Liverpool	109 miles	1 hr 59 mins
Leeds	110 miles	2 hrs 5 mins
Glasgow	114 miles	1 hr 48 mins
Edinburgh	116 miles	2 hrs 21 mins
Birmingham	179 miles	3 hrs 1 min
London	301 miles	5 hrs 15 mins



ENGAGE PARK

PENRITH, CUMBRIA

LOCATION

The subject site is located on **ENGAGE PARK** which is just off Cowper Road on the northwestern outskirts of Penrith, Cumbria.



The estate is a popular commercial location and has a variety of users that include car showroom, logistics and storage companies together with occupiers including Howdens Joinery, Rickerby, Plumb Centre and AW Jenkinson.

Penrith as every market town has a population of approximately 15,000 (2011 census) and is located within Eden District with a population of 151,000.

Penrith is an affluent market town situated on the northeast fringe of the Lake District. It is well located adjacent to 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 which connects the A1(M).

Carlisle is approximately 20 miles to the north, Kendal 32 miles to the south and Keswick 18 miles to the west.

POPULATION (2011 Census)

Penrith

15,000

Eden District

151,000

ENGAGE PARK

PENRITH, CUMBRIA

IMPORTANT INFORMATION

For sale by Auction – Terms & Conditions Apply, Enquire for more details.

Considering offers prior to auction.

Buyer's Premium:

Applies on the fall of the hammer. The purchaser shall pay a 10% deposit. Plus, In addition, the buyer's premium upon the exchange of contract. The current Guide price is quoted inclusive of buyer premium.

Please feel free to contact our sales and enquires team on **07971033276** or **02071013647** or Email us at sales@palaceauctions.com

When registering to bid with us we will require 2 forms of ID (Passport, Driving Licence) to fit in line with the Anti-Money Laundering Act.





IMPORTANT NOTICES

No responsibility is assumed by Palace Auctions for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. Dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Palace Auctions and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Palace Auctions for any error, omission or misstatement in these particulars. Subsequently no responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries, or submitting offers for the Property. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. Palace Auctions (London) Ltd Registered Office: 65 Longrow, South Shields, NE331JA . Registered in England and Wales. Registration Number 14567327.

In addition:

1. Photographs and Measurements: Some images may have been taken by a wide angled lens camera.
2. Were quoted, approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before considering internal or external plans.
3. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Palace Auctions (London) Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.