



## **Eden Conference Barn**

### **Low Moor, Penrith CA10 1XQ**

Excellent two storey converted barn extending to 75m<sup>2</sup> with the benefit of mains electricity, excellent broadband and ample off road and free staff parking.

**Rent: £6,000 per annum**



### Description

Excellent two storey commercial premises offering entrance hall together with conference room, offices and large parking area for visitors and staff.

The property also benefits from multiple electric and internet sockets, WC and a kitchenette.

### Entrance Hall

Sandstone flagged floors, stairs to first floor, entrance to ground floor conference room, WC with separate understairs cupboard housing oil powered central heating boiler.

### Conference Room

French doors to courtyard at rear, exposed beams, range of fitted units incorporating fridge, sink unit and electric cooker. 16'1 x 15'5

### First Floor Offices

Vaulted ceiling with exposed beams, French doors to Juliet Balcony. 16'7 x 24'9

### Term

The unit is to let under an internal repairing and full insuring lease for a minimum term of 12 months. A longer term is available by negotiation.

The quoted rent, is payable monthly in advance by standing order and is subject to VAT.

### Services

Water is from a borehole supply, oil central heating and three phase electricity. The tenants are responsible for the payment for all services.

### Business Rates

The business rates for 2016/17 are £3,300. The multiplier for 2016/17 is 0.467.

### Current Use Class – B1/B2/B8

B1 Business - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area. B2 General Industrial - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste). B8 Storage or distribution - This class includes open air storage.

### EPC

A commercial EPC has been undertaken and a rating of E has been given to the premises.

### Directions

From Junction 40 of the M6 at Penrith, follow the signs for the A66 Brough. At the next roundabout, continue to follow signs for the A66 to Brough (third exit). Continue on the A66 and take the second of two exits on the left marked Temple Sowerby (after having got on to the second stretch of dual carriageway). At the T-junction, turn right (signposted to the Conference Centre) and proceed along the road, ignoring the 'No Through Road' sign. Go through the gates and continue until you reach the farm on the left (Spittals Farm). Please park beyond the farm entrance on the side of the road (it is a dead end). The office is facing you on the right just before you enter the arch into the farmyard.