

# PENRITH 41

M6 JUNCTION 41  
CA11 9NQ

## NORTH LAKES HUB

DISTRIBUTION & LOGISTICS  
INDUSTRIAL / OFFICE /  
LEISURE

NEW DESIGN & BUILD UNITS  
TO LET / FOR SALE

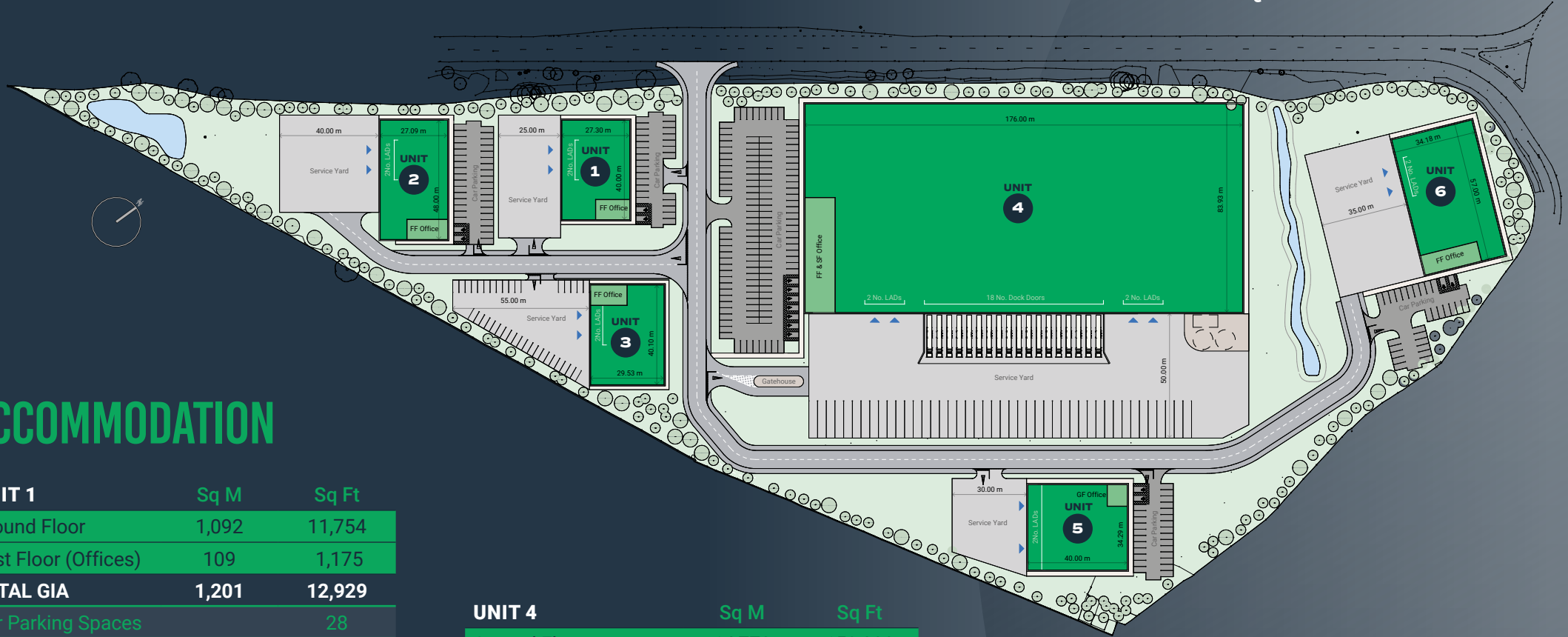
UNITS FROM 12,929 -  
TO 170,930 SQ FT

[PENRITH41.CO.UK](http://PENRITH41.CO.UK)



# PROPOSED MASTERPLAN

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## ACCOMMODATION

UNIT 1	Sq M	Sq Ft
Ground Floor	1,092	11,754
First Floor (Offices)	109	1,175
<b>TOTAL GIA</b>	<b>1,201</b>	<b>12,929</b>
Car Parking Spaces		28

UNIT 2	Sq M	Sq Ft
Ground Floor	1,300	13,998
First Floor (Offices)	130	1,400
<b>TOTAL GIA</b>	<b>1,430</b>	<b>15,398</b>
Car Parking Spaces		37

UNIT 3	Sq M	Sq Ft
Ground Floor	1,184	12,744
First Floor (Offices)	118	1,270
<b>TOTAL GIA</b>	<b>1,302</b>	<b>14,015</b>
Car Parking Spaces		36

UNIT 4	Sq M	Sq Ft
Ground Floor	14,772	159,000
First Floor (Offices)	554	5,965
Second Floor (Offices)	554	5,965
<b>TOTAL GIA</b>	<b>15,880</b>	<b>170,930</b>
Car Parking Spaces		138
HGV Parking Bays		44

UNIT 5	Sq M	Sq Ft
Ground Floor	1,303	14,025
First Floor (Offices)	69	739
<b>TOTAL GIA</b>	<b>1,372</b>	<b>14,764</b>
Car Parking Spaces		28

UNIT 6	Sq M	Sq Ft
Ground Floor	1,858	20,000
First Floor (Offices)	186	2,000
<b>TOTAL GIA</b>	<b>2,044</b>	<b>22,000</b>
Car Parking Spaces		30

The units will be measured in accordance with the RICS Code of Measurement Practice 6th Edition on a GIA basis.

M6

41

B5305

# SPECIFICATION TO MEET YOUR NEEDS



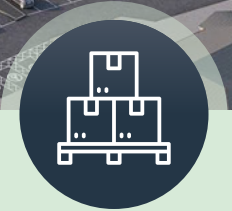
Eaves heights up to 18m  
(increased heights by agreement)



Dock level and level access doors



Up to 50m yard depth



50 kN/sq m loading capacity



High specification office accommodation to all units



Up to 2MVA power supply  
(additional power by agreement)



Photovoltaic (PV) Roof Panels



EV Charging



Targeting BREEAM 'Excellent' rating



Targeting EPC 'A' and Net Zero

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## THE NORTH LAKES DESTINATION FOR DISTRIBUTION

THIS PRIME LOCATION ALLOWS RAPID,  
EASY ACCESS TO THE ENTIRE NORTH  
OF ENGLAND AND SOUTH OF SCOTLAND



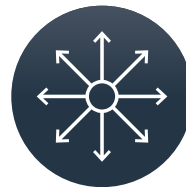
### TRAVEL TIMES & DISTANCES

City	Distance (miles)	HGV Drive Times
Newcastle	73	1 hr 28 min
Manchester	103	1 hr 48 min
Liverpool	109	1 hr 59 min
Leeds	110	2 hr 5 min
Glasgow	114	1 hr 48 min
Edinburgh	116	2 hr 21 min
Birmingham	179	3 hr 1 min
London	301	5 hr 15 min
<b>Ports</b>		
Workington	40	52 min
Port of Tyne	95	1 hr 50 min
Teesport	87	2 hr 20 min
Liverpool	110	2 hr 20 min
Stranraer	123	2 hr 25 min
<b>Airports</b>		
Teeside	66	1 hr 20 min
Newcastle	70	1 hr 30 min
Glasgow	120	2 hr 10 min
Manchester	112	2 hr 6 min

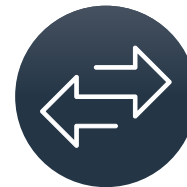
Penrith41 is located at Junction 41 of the M6 which provides direct access to the A66 and A69 linking the North East with Britain's Energy Coast to the west.

Penrith and it's close neighbour, Carlisle influence a large economic area due to the fact that the nearest large city neighbours are Newcastle, some 70 miles east; Manchester 100 miles to the south and Glasgow and Edinburgh some 120 miles to the north.

The area benefits from a mix of businesses, established supply chains and a skilled, settled workforce.



**JUNCTION 41 M6**  
0.5 MILES



**A66**  
4 MILES



**A69**  
16 MILES



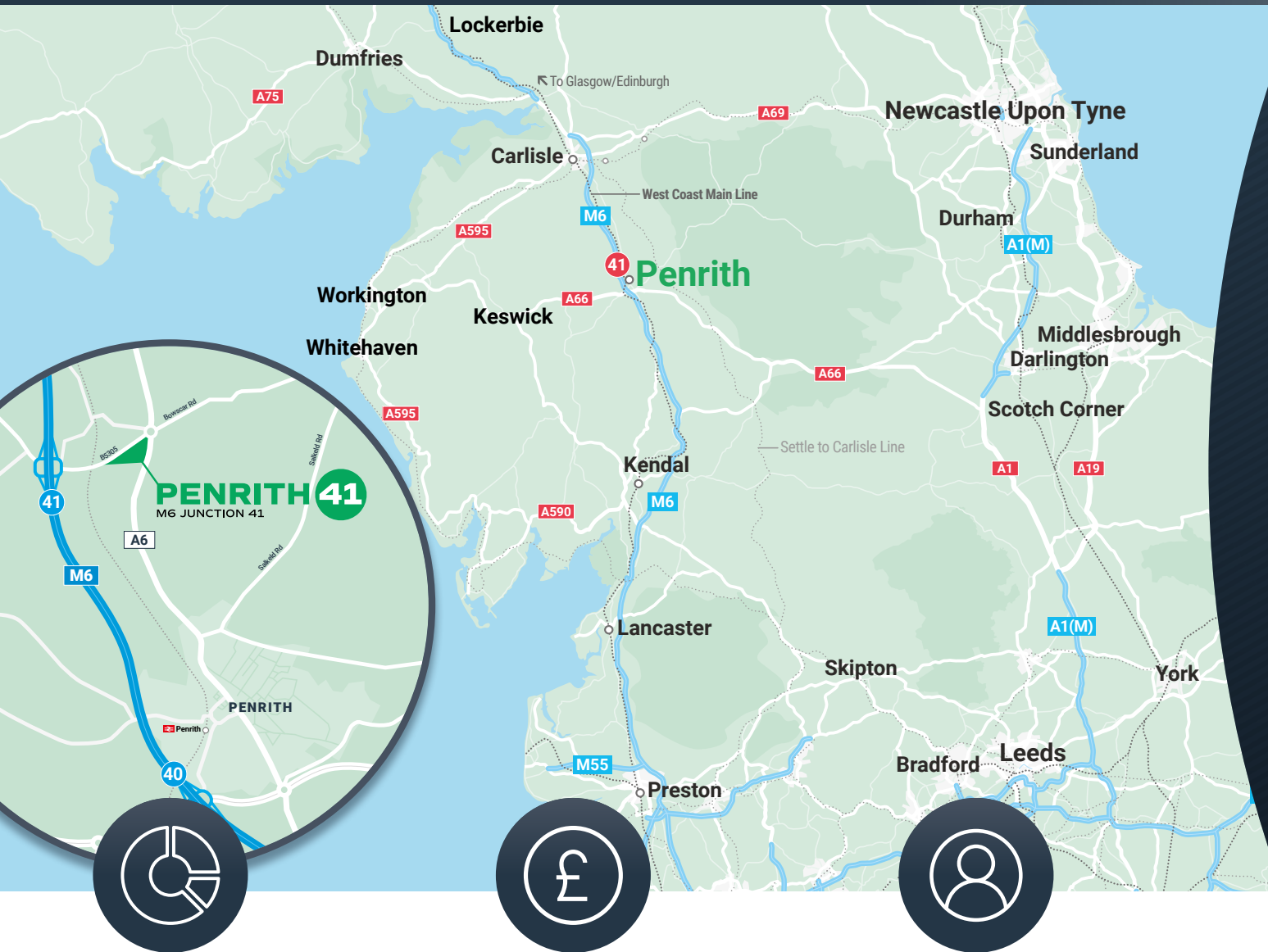
**CARLISLE CITY CENTRE**  
18 MILES

### RAIL CONNECTIVITY

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

City	Journey Time
Glasgow	1 hr 29 min
Manchester	1 hr 38 min
Edinburgh	1 hr 34 min
London Euston	3 hr 6 min

# A THRIVING REGIONAL WORKFORCE



**78% Economically Active**  
Cumbria population employed or seeking employment  
(ONS: Census 2021)

**£635 Gross Weekly Pay**  
Average wages in Cumbria are 8.0% lower than the UK average (£693)  
(ONS: Data Oct 2024)

**Eden District Population**  
Over 55,000  
(ONS: Pop. Estimates 2022)

Penrith Population  
**OVER 15,000**  
(Census 2011)

Eden District Population  
**OVER 55,000**  
(ONS: Pop. Estimates 2022)

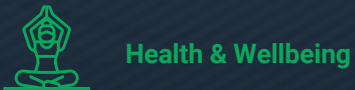
Population of over  
**387,500**  
within 60 minute drive time  
(ONS: Pop. Estimates 2022)

Cumbria annual salary (£32,988)  
**2.0% LOWER**  
than North West average  
(HMRC)

Payrolled employees resident in Cumbria  
**224,817**  
(Cumbria Chamber of Commerce 2024)

# SUSTAINABILITY REALISED

As a responsible developer with social and environmental values at our core, Maple Grove Developments has developed a Sustainability Development Brief (SDB) which targets the following three key ESG objectives:



These objectives tie into the wider Eric Wright Group ESG policy, referred to as the 4Ps:

- Planet
- People
- Place
- Performance

Further information is available upon request.



## Low Carbon Design

Deliver a Low Whole Life Carbon Design through material selection and operational energy. Embodied carbon hotspots will be identified and targeted for carbon reduction measures for each building, without sacrificing building functionality.



## Enhancing Biodiversity

The Design Team is committed to replenishing the natural capital within the site, including a significant boost to native species.



## Health & Wellbeing

Working conditions play a vital role in the health and wellbeing of the building occupants. This will be achieved by improving air quality throughout the building, and protecting workspaces against noise and overheating.



## Circular Economy

Circularity is playing an ever-increasing role in the built environment, especially the minimising of waste being sent to landfill. The adoption of Circular Economy principles harmonises with the aspirations for a low carbon development whilst minimising the impact on natural resources.



## Social Value

The wider community will be considered through the design and procurement, by employing the local workforce and allowing for educational visits, including apprenticeships.



# PENRITH 41

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For further information about Penrith 41 and the opportunities available, please contact the appointed agents below:

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Cowen**

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**Paul Cook**

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07793 119 221

**Henry Farr**

Henry.farr@cbre.com

07780 225 329

## DELIVERABILITY

Penrith 41 can provide units up to 170,000 sq ft of B2/B8 employment uses, subject to detailed planning consent.

## TERMS

Units are available on a freehold basis or on a leasehold basis via fully repairing and insuring leases. Quoting rents/ prices are available on application.

A Development by



**Maple Grove  
Developments**

**PENRITH41.CO.UK**

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