

# TO LET

OR MAY SELL

CARLISLE  
**KINGMOOR PARK**  
ENTERPRISE ZONE

## UNIT C

Kingmoor Park South, Carlisle CA6 4RD



## 5 BAY INDUSTRIAL WAREHOUSE 43,452 SQ FT (4,036.71 SQ M)

QUALIFYING OCCUPIERS CAN BENEFIT FROM RATES FREE FOR UP TO 5 YEARS

### Description

**Unit C** comprises a 5 bay steel portal frame constructed warehouse. The property is clad in modern profile sheeting to the walls and pitched roofs incorporating good levels of roof lighting. Office and ancillary facilities are provided by way of a single storey attached office block under a mono-pitched roof.

Vehicular access is via 2 no. electrically operated roller shutter doors in the southern elevation, with 2 no. dock level loading doors in the northern elevation under a covered loading bay area.

The unit has an eaves height of 5.8 m (19 ft).

Externally there is ample parking, circulation and yard areas at each end of the building.

### Energy Performance Certificate rating:

Unit C is an EPC - 60

### Lease Terms

**Unit C** is available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upward only rent reviews, at a rent of **£130,000** pa (£3.00 per sq ft) exclusive.

### Rating

**Unit C** is located within an area in which qualifying companies can benefit from Business Rates discounts of up to £275,000 over a 5 year period.

The Valuation Office Agency website describes **Unit C** as Warehouse and Premises with a 2017 List Rateable Value of £98,500. The national non-domestic rate (NND) for the current (2019/2020) rate year is 51.4p in the £.

Based on the current RV and NND rate in the £, this would result in **Zero Business Rates** being payable for **Unit C** for the next 5 years.

### Accommodation

Warehouse/Production Space	3,835.20 sq m	41,283 sq ft
Covered Loading Area	99.02 sq m	1,066 sq ft
Battery Charge/Store	38.84 sq m	418 sq ft
Office and Ancillary Block	63.65 sq m	685 sq ft
<b>Total Gross Internal Area</b>	<b>4,036.71 sq m</b>	<b>43,452 sq ft</b>

### Services/Service Charge

Gas, water, electricity (3 phase) and a connection to the Kingmoor Park drainage system are laid on.

A service charge will be levied to cover the cost of the repair and maintenance of the common parts of the estate, including estate roads, landscaping and the provision of 24 hr security.

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# HOW TO FIND US



## Location

Carlisle is the regional centre for Cumbria and south west Scotland with a resident population of circa 85,000, but with a much wider catchment area. Kingmoor Park is the premier business park/industrial estate within the city comprising over 2,000,000 sq ft of existing buildings in 400 acres of landscape grounds. Kingmoor Park is located 2.5 miles north of Carlisle city centre, adjacent to the M6 at Junction 44.

**Unit C** is situated on Kingmoor Park South, benefiting from excellent access to both the M6/M74 and the adjacent Kingstown Industrial Estate. The property is located off one of the main roundabouts which serves the recently opened Carlisle Northern Development Route, and as such is very prominently located. Significant occupiers already located at Kingmoor Park include Edinburgh Woollen Mill, Vodafone, Thomas Graham Steel stockholders, DPD and UPS.

## Legal Costs

The incoming tenant is to be responsible for a contribution towards the landlord's legal costs incurred in any letting.

## Contact

For further information on these or any other Kingmoor Park opportunities please contact:

### Kingmoor Park Properties

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