

TO LET

OR MAY SELL

CARLISLE
KINGMOOR PARK
ENTERPRISE ZONE

UNIT B

Kingmoor Park Central, Carlisle CA6 4SD



DETACHED 5 BAY INDUSTRIAL UNIT 42,190 SQ FT (3,919.62 SQ M)

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

Description

Unit B comprises a modern 5 bay steel portal frame industrial unit with powder coated profile metal cladding to the external walls and pitched roofs, which incorporate good levels of roof lighting. Office and ancillary accommodation are currently provided by way of a two-storey modular prefabricated office fitted within the warehouse, together with a block built staff amenity block providing WC accommodation at ground floor and a canteen and changing room facilities at first floor level.

Vehicular access to the southern elevation is via 2 no. electrically operated ground level loading doors. To the northern elevation there are 5 no. dock level loading doors together with 1 no. smaller dock loader with temporary ramp. **Unit B** has an internal eaves height of 5.82m (19' 1"). Externally there is car parking for 38 cars along the western elevation of the building.

Lease Terms

Unit B 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 **£126,570** per annum (£3.00 per sq ft) exclusive.

Rating

Unit B 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. **Unit B** currently forms part of a larger Rating Assessment which will require reassessment at such time as a letting takes place.

The national non-domestic rate (NND) for the current (2019/2020) rate year is 50.4p in the £. Based on an estimated RV and the current NND rate in the £, this would result in **Zero Business Rates** being payable for **Unit B** for the next 5 years.

Accommodation

Warehouse	3,712.23 sq m	39,960 sq ft
Battery Charge/Store	43.30 sq m	470 sq ft
GF Offices	82.80 sq m	890 sq ft
FF Offices	29.28 sq m	315 sq ft
GF Staff Amenities	25.74 sq m	277 sq ft
FF Staff Amenities	25.74 sq m	277 sq ft
Total Gross Internal Area	3,919.62 sq m	42,190 sq ft

Services/Service Charge

Gas, electricity (3 phase), water and a connection to the Kingmoor Park drainage system are laid on. The warehouse is heated by way of gas fired Ambirad radiant heaters and Reznor warm air blowers.

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 hour 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 landscaped grounds. Kingmoor Park is located 2.5 miles north of Carlisle city centre, adjacent to the M6 at Junction 44.

Unit B is situated on Kingmoor Park Central, benefiting from excellent access to both the M6/M74 and the adjacent Kingstown Industrial Estate. The property is located in close proximity to the A689(W) (Carlisle Northern Development Route).

Significant occupiers already located at Kingmoor Park Central include Global parcel delivery company UPS, Clark Doors, Cubby Construction and Coultons Bread.

Legal Costs

The ingoing 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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