TO LET

OR MAY SELL

CARLISLE KINGMOOR PARK ENTERPRISE ZONE

UNITS R1 - R2, R5 - R10: 1,550 sqft

Kingmoor Park Central, Carlisle CA6 4SD





Description

The units have been constructed to a high specification, to achieve a BREEAM 'Very Good' sustainable standard. Each unit is fully self-contained and benefit from the following specification:

- Profile metal composite roof cladding panels in Albatross Grey, incorporating mil 15% roof lights, U-value 0.18
- Profile and Flat panel metal composite wall cladding panels in Albatross Grey and Saragasso Blue, U-value 0.26
- Electrically operated insulated up and over loading door 5.25m (H) x 5.0 (W)
- Double glazed aluminium pedestrian entrance
- Mono pitched Roof 5.85m (H) falling to 4.2m
- Warehouse lighting to 250lux at floor level
- Mains operated fire alarm system with automatic smoke detection
- Floor Loading 40 kN per sq m
- Ample external circulation areas with designated car parking spaces

Bespoke tenant fit out options will be considered and the units can be combined subject to availability.

Energy Performance Certificate rating:
Units R1 - R2, R5 - R10 have an EPC of B-26.

BREEAM

The units have been constructed to achieve a BREEAM 'Very Good' environmental rating.

The BREEAM assessment process evaluates the procurement, design, construction and operation of a development against targets that are based on performance benchmarks. Assessments are carried out by independent, licensed assessors.

Rating

The Valuation Office Agency website describes **Unit R1 - R2, R5 - R10** as Warehouse and Premises with a 2019 List Rateable Value of £9,200 The national non-domestic rate (NND) for the current (2019/2020) rate year is 49.1p in the £.

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

This development is part funded by:

European Union
European Regional Development Fund

T: 01228 674114
E: info@kingmoorpark.co.uk
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Contact

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

Kingmoor Park Properties
01228 674114 | info@kingmoorpark.co.uk
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Carigiet Cowen - Richard Percival
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www.carigietcowen.co.uk Regulated by RICS.

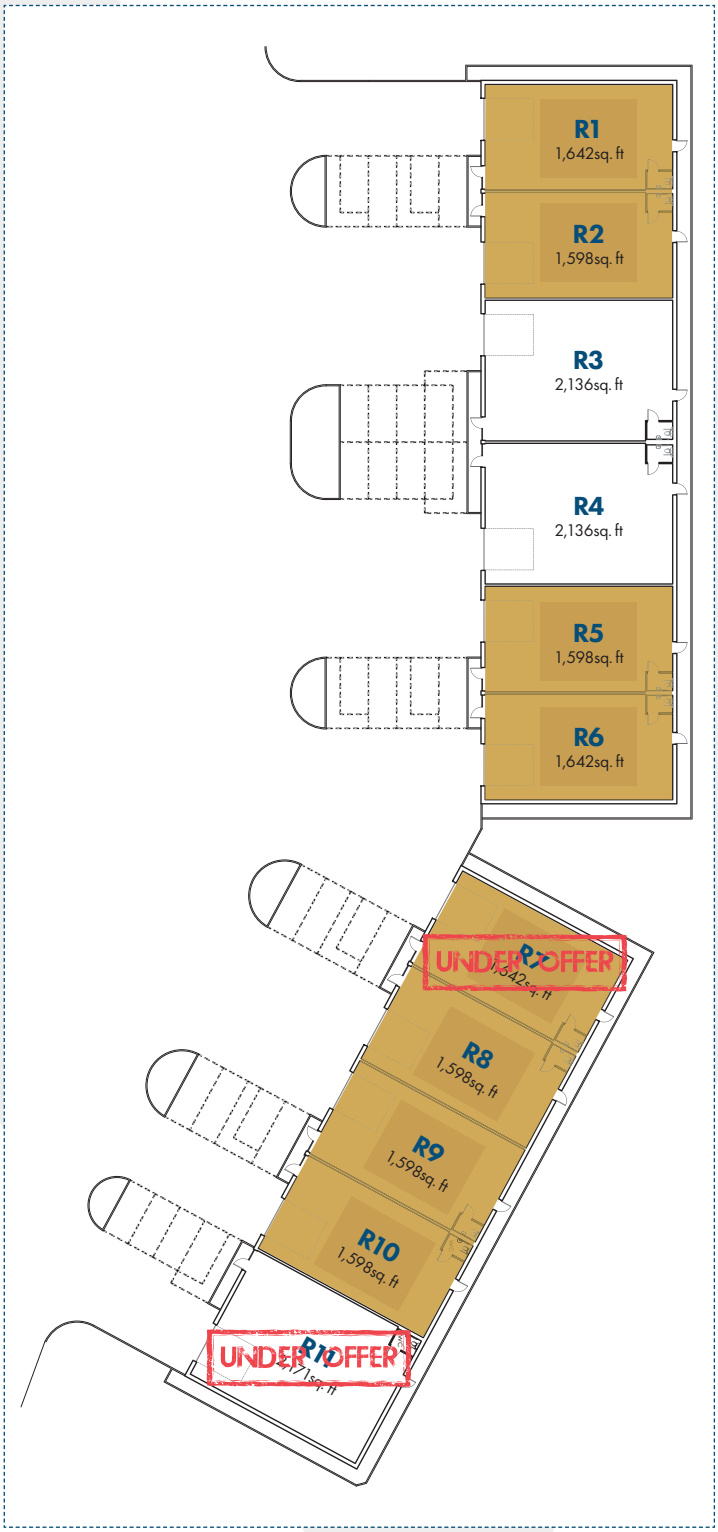
Services/Service Charge

3 phase electric supply, gas supply, water and a connection to the Kingmoor Park drainage system will be 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 hour security.

Terms

Units R1 - R2, R5 - R10 are available for occupation immediately. Price available on request.



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Enterprise Zones

HOW TO **FIND US**

CARLISLE
KINGMOOR PARK
ENTERPRISE ZONE



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.

Situated on Kingmoor Park Central these new build units will benefit 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. Kingmoor Park was awarded Enterprise Zone status in April 2016.

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