

# TO LET

CARLISLE  
**KINGMOOR PARK**  
ENTERPRISE ZONE



## UNIT D1 KINGMOOR PARK CENTRAL KINGMOOR PARK, CARLISLE CA6 4SD



### 3 BAY INDUSTRIAL/WAREHOUSE UNIT 24,558 SQ FT (2,281.4 SQ M) QUALIFYING OCCUPIERS CAN BENEFIT FROM RATES FREE FOR UP TO 5 YEARS

#### Office Description

**Unit D1** comprises a 5 bay steel portal framed industrial unit, clad in modern profile sheeting to the walls and pitched roofs, which incorporate good levels of roof lighting. Internally, the unit has been sub-divided to create 2 no. self contained units of which **Unit D1** comprises 3 no. bays. A small office and wc facilities have been provided.

Vehicular access is via a single level loading door in the northern gable elevation, with a single dock level loading door in the southern gable elevation. Additional access points could be provided if required. The internal clear eaves height is 5.8m (19').

#### Lease Terms

**Unit D1** 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 based on **£85,953** per annum (£3.50 per sqft) exclusive.

#### Accommodation

Total Gross Internal Area	2,281.40 sq m	24,558 sq ft
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#### Services

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

#### Service Charge

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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### 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 D1** 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.

### Rating Assessment

**Unit D1** 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 D1** as Warehouse and Premises with a 2017 List Rateable Value of £67,000.

The national non-domestic rate (NND) for the current (2018/2019) rate year is 49.3p in the £.

Based on the current RV and NND rate in the £, this would result in Zero Business Rates being payable for **Unit D1** for the next 5 years.

### Contact

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

#### Kingmoor Park Properties

01228 674114 | [info@kingmoorpark.co.uk](mailto:info@kingmoorpark.co.uk)  
[www.kingmoorpark.co.uk](http://www.kingmoorpark.co.uk)

#### Carigiet Cowen - Richard Percival

01228 635006 | [rpercival@carigietcowen.co.uk](mailto:rpercival@carigietcowen.co.uk)

[www.carigietcowen.co.uk](http://www.carigietcowen.co.uk)

Regulated by RICS

### VAT

**Unit D1** is registered for VAT and this will be charged on rent and other outgoings.

### Legal Costs

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

### Viewings

Strictly by appointment with the sole agent Carigiet Cowen or Kingmoor Park Properties.



The particulars are set out for information purposes only for intended purchasers or lessees.