

TO LET/ FOR SALE

CARLISLE
KINGMOOR PARK
ENTERPRISE ZONE



UNITS R3, R4 & R11 KINGMOOR PARK CENTRAL



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. Companies and individuals who occupy here can access a number of benefits:

- Up to 100% business rate discount worth a maximum of £275,000 per business over a 5 year period, for qualifying parties;
- Simplified local authority planning policies; and
- Government support to ensure that superfast broadband is rolled out;

Services

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

RATES FREE - Units R3, R4 and R11 are located within an area of the Enterprise Zone where qualifying companies can benefit from Business Rates discounts of up to £275,000 over a 5 year period. For further information on the rates qualifying criteria contact the agents.

Terms

Units R3, R4 and R11 are available by way of new full repairing and insuring leases for a minimum term of 10 years subject to 5 yearly rent reviews at rents to be agreed. Alternatively, the sale of individual units will also be considered. Price on application.



This development
is part funded by



European Union

European Regional
Development Fund

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**Enterprise
Zones**

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Description

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

- Profile metal composite roof cladding panels in Albatross Grey, incorporating min 15% roof lights. U-value 0.18
- Profile & Flat panel metal composite wall cladding panels in Albatross Grey & Saragasso Blue. U-value 0.26
- Electrically operated insulated up & over loading door 5.25m (H) x 5.0m (W)
- Double glazed aluminium pedestrian entrance
- Min. 6m clear internal height (capable of accommodating a mezzanine floor)
- 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 Units can be combined, subject to availability.

BREEAM

The new Units will be 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.

Contact

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

Kingmoor Park Properties

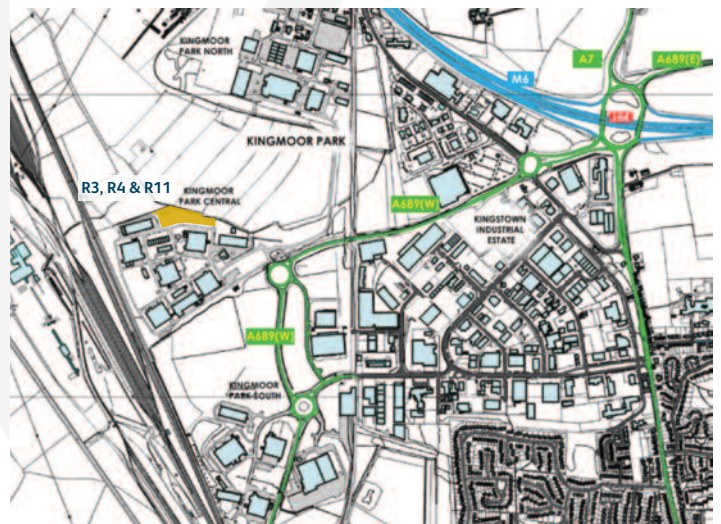
01228 674114 | info@kingmoorpark.co.uk
www.kingmoorpark.co.uk

Carigiet Cowen - Richard Percival

01228 635006 | rpercival@carigietcowen.co.uk

www.carigietcowen.co.uk

Regulated by RICS



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