

# TO LET

CARLISLE  
**KINGMOOR PARK**  
ENTERPRISE ZONE



## UNIT F8 KINGMOOR PARK SOUTH KINGMOOR PARK, CARLISLE CA6 4RD



Indicative image of similar refurbished F South Unit

## MODERN INDUSTRIAL UNIT 3,750 SQ FT (348 SQ M) QUALIFYING OCCUPIERS CAN BENEFIT FROM RATES FREE FOR UP TO 5 YEARS

### Property Description

**Unit F8** comprises an end terraced unit in a block of 8 similar units. The block is of steel portal frame construction clad in modern profile sheeting to the walls and pitched roof, which has good levels of roof lighting. Unit F8 has an existing office and trade counter area, together with first floor mezzanine stores area which can stay or be removed to suit any tenant's requirement. Vehicular access is via a single electrically operated sectional up and over door. The unit has a clear eaves height of 4.58m (15').

Externally there is a common yard area immediately in front of the unit providing ample circulation space for loading and unloading, together with dedicated car parking.

### Accommodation

Gross Internal Area	3,750 sq ft	348 sq m
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### Lease Terms

**Unit F8** 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 **£20,000** per annum exclusive.

### Services

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

### 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.

### Rating

**Unit F8** has a 2017 List Rateable Value of £13,500. The current (2018/19) non-domestic rate in the £ is 48p.

**Unit F8** 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.

It is anticipated that this would result in **Zero Business Rates** being payable for **Unit F8** for the first 5 years of occupation for a qualifying occupier.

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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 F8** 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 directly off the A689(W) (Carlisle Northern Development Route).

Significant occupiers already located at Kingmoor Park South include Edinburgh Woollen Mill, Vodafone, Thomas Graham Steel Stockholders and DPD. Other occupiers in F South include GenII Training, Cubby Signs, Bio-Systems and Truck Force.

### VAT

**Unit F8** is registered for VAT and this will be charged on rent and other outgoings.

### Legal Costs

The incoming 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.

### 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**

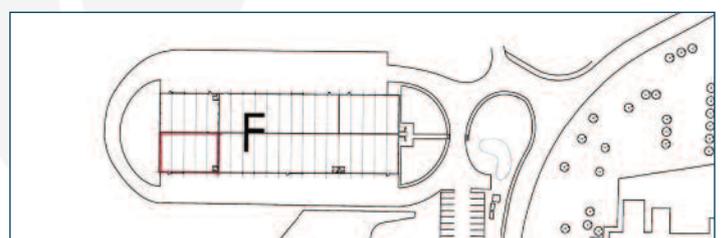
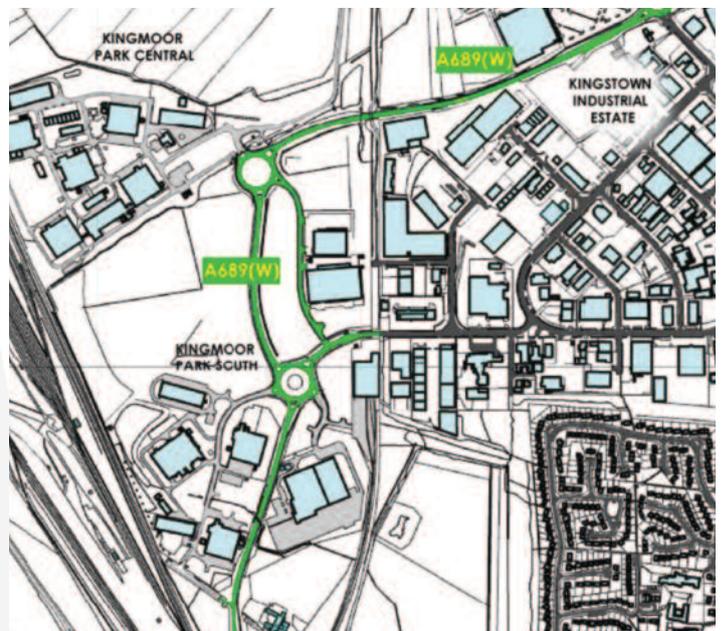
01228 635006 | [rpercival@carigietcowen.co.uk](mailto:rpercival@carigietcowen.co.uk)

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

Regulated by RICS

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of C-63.



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