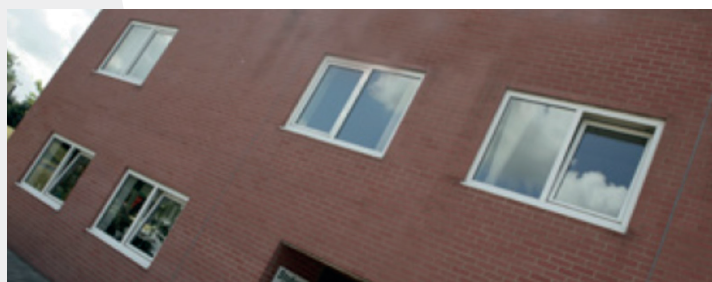


TO LET

OR MAY SELL

CARLISLE
KINGMOOR PARK
ENTERPRISE ZONE

Office 100 Brunthill Road Kingstown Industrial Estate, Carlisle CA3 0EH



Office Description

Office 100 is located off Brunthill Road as shown edged red on the attached plan. The property benefits from excellent access to the M6/M74 motorway and the A689(W) or Carlisle Northern Development Route which provides direct vehicular access to West Cumbria and the Energy Coast (Sellafield) beyond.

Office 100 comprises a two storey brick built office facility under a pitched profile steel sheet roof. Internally the offices have been fitted out to provide both open plan and private office accommodation.

Other key features of the accommodation include:

- Flexible floor plates
- Good quality ground floor entrance / reception area
- Suspended ceilings with recessed CAT 2 lighting
- Extensive data cabling coverage
- Good quality meeting room facilities
- Fire and intruder alarm systems
- 50no. on site car parking spaces

Energy Performance Certificate rating:

Office 100 has an EPC of D- 85.

Accommodation

Ground Floor	485.28 sq m	5,224 sq ft
First Floor	394.75 sq m	4,250 sq ft
Total Gross Internal Area	880.03 sq m	9,474 sq ft

Lease Terms

Office 100 is available as whole, as it stands by way of a new full repairing and insuring lease for a minimum term of 5 years, or multiples thereof, rent to be agreed.

Alternatively, the Landlord would consider sub-division to create smaller suites and/ or undertaking an agreed refurbishment to meet the specific requirements of an incoming tenant(s) subject to rental and lease terms being agreed.

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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. There are over half a million residents within a one hour drive time of the City.

Kingstown Industrial Estate is regarded as one of the best and most well established industrial estates in Cumbria. The Estate is both highly visible and accessible being located adjacent to J44 of the M6, some 2.5 miles north of the city centre itself. Major occupiers located on Kingstown include Eddie Stobart Group, and other well known distribution companies such as TNT, Yodel, DHL and Parcel Force.

As well as being home to a wide range of manufacturing, trade counter and service related occupiers along with main franchise car dealerships.

Office 100 is located off Brunhill Road as shown in red on the above map. The property benefits from excellent access to the M6/M74 motorway and the A689(W) or Carlisle Northern Development Route which provides direct vehicular access to West Cumbria and the Energy Coast.

Contact

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

Kingmoor Park Properties

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