

TO LET

OR MAY SELL

UNIT C2

Kingmoor Park Central, Carlisle CA6 4SD



2 BAY INDUSTRIAL UNIT 18,359 sq ft (1,705.42 sq m)

QUALIFYING OCCUPIERS CAN BENEFIT FROM RATES FREE FOR UP TO 5 YEARS

Description

Unit C2 comprises two bays of a 5 bay steel portal framed industrial unit clad in modern profile metal cladding to the walls and pitched roofs, which incorporate good levels of roof lighting. The unit has an internal eaves height of 5.8m (19ft). Vehicular access to the eastern elevation is via a single electrically operated roller shutter door at ground level, and to the western elevation by way of a covered dock level loading bay.

Externally there is a surfaced car parking and circulation area along the eastern elevation of the building, where a secure yard could be created if required.

Lease Terms

Unit C2 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 **£3.75 per sqft per annum** exclusive.

Energy Performance Certificate

Unit C2 has an Energy Performance Asset Rating of E - 15.

Rating

The Valuation Office Agency website describes **Unit C2** as Warehouse and Premises with a 2017 List Rateable Value is £45,500.

Unit C2 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 national non-domestic rate (NND) for the current (2019/2020) rate year is 49.1p in the £.

Based on the current RV and NND rate in the £, this would result in **Zero Business Rates** being payable for **Unit C2** for the next 5 years.

Accommodation

Warehouse	16,369 sq ft	1520.64 sq m
Covered Dock Loading Bay	1,990 sq ft	184.78 sq m
Gross internal floor area	18,359 sq ft	1705.42 sq m

Services/Service Charge

Gas, water, electricity (3 phase) and a connection to the Kingmoor Park drainage system are laid on. Heating is provided by way of 2no. gas-fired warm air blowers.

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. Kingmoor Park is the premier business park/industrial estate within the city comprising over 2m sq ft of existing buildings in 400 acres of landscape grounds. Kingmoor Park is located 2.5 miles north of Carlisle city centre, adjacent to the M6 at Junction 44.

Unit C2 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, although not adjacent to the A689(W) (Carlisle Northern Development Route). Significant occupiers already located at Kingmoor Park Central include Clark Doors, Cubby Construction, L&I Eaton and global parcel delivery company UPS.

Legal Costs

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

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.