UNIT D2
Kingmoor Park Central, Carlisle CA6 4SD

2 BAY INDUSTRIAL UNIT 16,700 sq ft (1,551.5 sq m)
QUALIFYING OCCUPIERS CAN BENEFIT FROM RATES FREE FOR UP TO 5 YEARS

Description

Unit D2 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 D2 comprises 2 no. bays. A small office and WC facilities have been provided.

Vehicular access is via 2no. Level Loading doors in the northern gable elevation. Level Loading door in the southern gable elevation.

The internal clear eaves height is 5.8m (19’).

Accommodation

<table>
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<tr>
<th>Gross internal floor area</th>
<th>16,700 sqft</th>
<th>1,551.5 sqm</th>
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<tr>
<td>including Office &amp; Ancillary</td>
<td>546 sqft</td>
<td>50.7 sqm</td>
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Energy Performance Certificate rating:

Unit D2 has an EPC B - 50.

Rating

The Valuation Office Agency website describes Unit D2 as Warehouse and Premises with a 2017 List Rateable Value of £41,500. The national non-domestic rate (NND) for the current (2019/2020) rate year is 49.1p in the £.

Unit D2 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. Based on the current RV and NND rate in the £, this would result in Zero Business Rates being payable for Unit D2 for the next 5 years.

Services/Service Charge

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

Legal Costs

The ingoing tenant is to be responsible for a contribution towards the landlord’s legal costs incurred in any letting.
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 Lakeland Bake. Kingmoor Park was awarded Enterprise Zone status in April 2016.

Terms

Units D2 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 sq ft per annum exclusive.

Contact

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

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