

TO LET

OR MAY SELL

CARLISLE
KINGMOOR PARK
ENTERPRISE ZONE

UNIT C

Healthlands Estate, Kingmoor Park, Carlisle CA6 4RN



DETACHED 5 BAY INDUSTRIAL WAREHOUSE 61,814 SQ FT (5,742.34 SQ M)

Description

Unit C comprises a 5 bay steel portal frame industrial unit of substantial construction, having full height concrete panel walls with powder coated profile metal cladding to the external walls and pitched roofs, which incorporate good levels of roof lighting. Office and ancillary facilities are provided by way of a single storey detached office block, which is linked to the main unit via a covered walkway.

Vehicular access is via a covered loading bay which incorporates 2 no. adjustable EASILIFT dock levellers. In addition to the loading bay, access can also be gained via a ground level roller shutter door (4.89m high x 6.4m wide). **Unit C** itself has a clear internal eaves height of 7.83m (25' 8"), and benefits from an overhead crane which covers approximately 50% of the first bay.

Lease Terms

Unit C is available by way of a new lease for a term of years to be agreed, at a rent based on only: **£1.50 per sq ft per annum** exclusive.

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 2,000,000sqft 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 C** is situated on Kingmoor Park Heathlands, benefiting from excellent access to both the M6/M74 and the A595.

Rating

The Valuation Office Agency website describes **Unit C** as Warehouse and Premises with a 2017 List Rateable Value of £128,000. The national non-domestic rate in the £ for the current (2019/2020) rate year is 51.4p in the £.

Accommodation

Warehouse/Production Space	57,800 sq ft	5,369.50 sq m
Office Block	1,235 sq ft	114.73 sq m
Battery Charge/Store	385 sq ft	35.76 sq m
Loading Bay	2,394 sq ft	222.35 sq m
Total Gross Internal Area	61,814 sq ft	5,742.34 sq m

Services/Service Charge

Gas, water, electricity (3 phase) 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 hr security.

Contact

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

Kingmoor Park Properties

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