

NEW BUILD UNITS/ DRIVE THRU UNIT TO LET

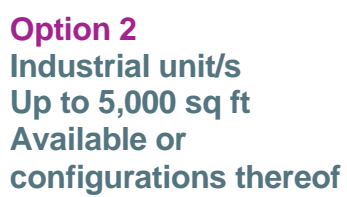
0.5 acre site (0.2 hectares)

CARLISLE CA6 4SQ

**Adjacent to Kingstown Industrial Park and prominently
located on A689**

- New Drive Thru opportunity OR New build industrial units to let
- 0.5 acre site suitable for a number of uses
- Industrial/trade unit/s can be created up to 5,000 sq ft
- Design and Build Opportunity STP with potential for ingoing tenant's specification to be incorporated

Adjacent to Kingstown Industrial Park and prominently located on the A689



Design & Build Opportunity – CARLISLE

Adjacent to Kingstown Industrial Park and prominently located on the A689



Location

The site is situated approximately 2 miles north of Carlisle city centre on the edge of the popular Kingstown Industrial Estate less than 0.5 miles from J44 of the M6 where it links with the M74 to Glasgow and the A7 to Edinburgh. The site is located on the A689 Kingsway, just off J44 of the M6.

Nearby occupiers include a number of national retail and industrial users given Kingstown is a highly concentrated commercial area of industrial trades, showrooms and commercial vehicle premises. For identification purposes only the property is shown edged red on the attached map extract.

Floor Areas

Up to 5,000 sq ft (464.52 sq m) available as an industrial build (or configurations of the same) along with c. 18 car parking spaces.

Up to 2,500 sq ft (232.26 sq m) available as a drive thru unit with associated groundworks and c. 18 car parking spaces.

Please refer to draft plans.

Units can be built to the specification of the incoming tenant to occupy on a leasehold (to let) basis.

Planning

Discussions have been held with planners whereby they are supportive of both industrial and drive thru options.

The site is located in a large established commercial area. The adjoining site is currently being developed out. Further details available on request.

Terms

Rent on application – subject to format, size and specification.

Legal costs

Each party to be responsible for their own legal costs.

VAT

The unit/s will be VAT elected and VAT will apply to the rent agreed.

Anti-Money Laundering Regulations

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Viewing

Strictly through the agent:

Andrew Moore

t. 0151 242 3152

m. 07917 422 348

e. andrew.moore@masonowen.com

or via our Joint Agents:
Carigiet Cowen

Richard Percival

m. 07776 147039

e. rpercival@carigietcowen.co.uk

Ben Blain

m. 07747 626539

e. bblain@carigietcowen.co.uk

**Carigiet
Cowen**

Chartered Surveyors

Misrepresentation Act 1967

Messrs. Mason Owen & Partners for themselves and for vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Messrs. Mason Owen & Partners has any authority to make or give any representation or warranty whatever in relation to this property. Subject to Contract. November 2021