



Solway House
BUSINESS CENTRE

OFFICE PREMISES & WAREHOUSE FOR SALE

Parkhouse Road, Kingstown, Carlisle, Cumbria, CA6 4BY

OFFICE PREMISES & WAREHOUSE FOR SALE

High quality serviced offices with adjoining warehouse
Approximate Net Internal Area – 18,469 sq ft
Adjacent to the M6 Motorway



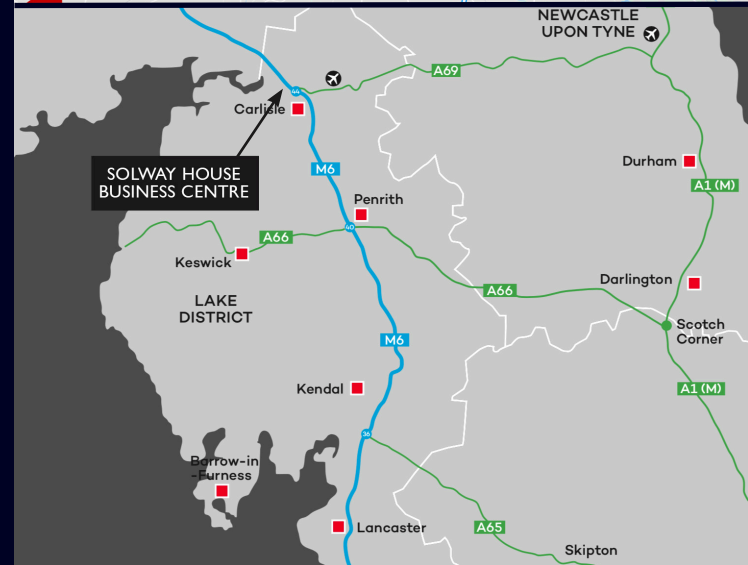
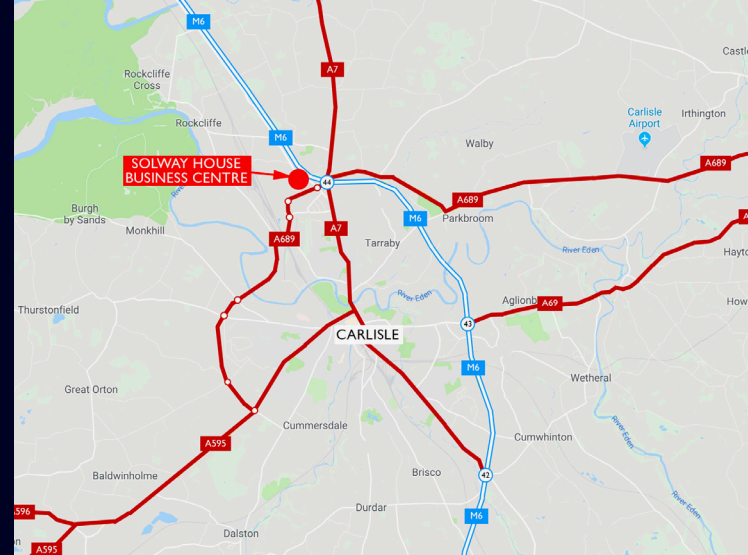
LOCATION

Solway House is situated within the northern area of Kingstown Industrial Estate, just 0.5 miles from Junction 44 of the M6 and 4 miles from Carlisle city centre. Kingstown Industrial Estate is Carlisle's largest and premier commercial park, extending to over 178 acres. Solway House is well provided for by local amenities including a supermarket which is less than 0.5 miles away and a range of food/retail offerings.

The City of Carlisle has a residential population of 75,000, a wider city population of around 108,000 and

an estimated catchment population of 235,000. As well as being the dominant shopping location, it is also the administrative centre in Cumbria and the Borders.

Solway House is accessed directly from Parkhouse Road, which travels south for around 500 metres where it meets Junction 44 of the M6 and the A689 Carlisle Northern Development Route, providing excellent road communications throughout the region including Britain's Energy Coast which is just 32 miles away.



AERIAL



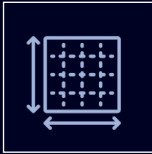
DESCRIPTION

The property provides a two storey office building of steel portal frame construction with profile clad and glazed elevations. The building also has an integrated warehouse and is set within a generous 3 acre site which benefits from a high profile position adjacent to the M6 motorway. On the ground floor there are high quality serviced offices whilst the first floor has a more traditional office layout ready for immediate occupation.

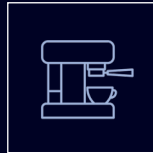
The office building is situated towards the southern end of the site, with a surface car park in the middle and landscaped gardens and a feature pond to the north. The warehouse has a dedicated loading area and separate car park. The building has a central corridor and lends itself naturally to be divided on a wing or floor basis. The warehouse is interconnected to the main building but can be divided off separately benefiting from its own offices and facilities.



SPECIFICATION



Low site coverage
of approximately
10%



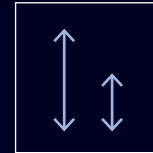
Modern staff kitchen
and break out areas



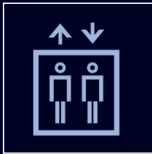
Large central
reception



High bay warehouse
with electric roller
shutter vehicle
entrance



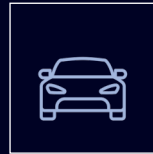
Warehouse eaves
height
6.86m - 10.00m



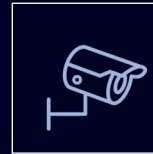
13 person
passenger lift



Air conditioning



100 car parking
spaces and bus bay



CCTV



Suspended ceilings
with LED lighting
in part

ACCOMMODATION

The property provides the following approximate net internal floor areas:

Ground Floor Offices	703m ²	7,573 sq ft
Ground Floor Warehouse (G/A)	332.91m ²	3,583 sq ft
First Floor Offices	679.38m ²	7,313 sq ft
Total	1,715.89m ²	18,469 sq ft
Site Area	1.22 hectares	3.01 acres

RATEABLE VALUE

The serviced offices on the ground floor of the property each hold their own individual rateable value. Prospective purchasers/tenants looking to occupy the whole should liaise directly with Carlisle City Council Rates Department to verify the exact rates payable – Tel 01228 817200.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C64.

PROPOSAL

The property is available to purchase on a freehold basis with vacant possession for offers in excess of £2,700,000 exclusive.

IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness.
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4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in January 2023





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Edwin
Thompson



For more information please contact
Edwin Thompson: 01228 548385 or email
h.hodgson@edwin-thompson.co.uk /
r.richardson@edwin-thompson.co.uk