

Edwin
Thompson



New Trade Counter/Warehouse Premises To Let Unit 1, Peacock Road, Durrhill Industrial Estate, Carlisle, CA1 3UD

- Popular Commercial and Trading Estate with good access to the local road network M6.
- GIA – 6,451 sq ft with secure yard and dedicated car parking
- Available via a new Full Repairing & Insuring Lease
- Rental - £45,000 per annum exclusive

LOCATION

The subject property is well situated at the front of Durranhill Industrial Estate on the east side of Carlisle, Cumbria, in the North West of England.

Carlisle is the county town and situated at the northern end of Cumbria. The City has a population of 75,306 with a wider area population of 107,524 (2011 Census) and is the main administrative and retail centre for Cumbria.

Durranhill Industrial Estate is situated adjacent to Eastern Way which links directly to the A6 London Road and the A69 Warwick Road both of which provide excellent road access to Junctions 42 & 43 of the M6. The A6 London Road also travels north west into Carlisle City Centre and Central Train Station, less than two miles away. Carlisle Central Train Station is part of the Virgin Rail Link between Glasgow and London Euston.

DESCRIPTION

The property comprises a modern detached warehouse premises of steel portal frame construction with part brick and part profile clad elevations and double glazed windows beneath a pitched profile clad insulated roof. The property incorporates UPVC rainwater goods, PV solar panels to the roof and separate pedestrian and loading bay access with two electric up and over loading door (6.21m wide x 5.77m high) and a minimum eaves height of 5.22m and a maximum eaves height of 8.08m. The unit benefits from its own dedicated secure yard with ample car parking and loading areas.

Internally the premises provides an open plan warehouse accommodation with solid concrete painted flooring, exposed painted block elevations, suspended LED lighting and translucent roof lights. The unit also provides office accommodation over two floors, with a kitchenette and WC's on both the ground floor and first floor.

SERVICES

It is understood that the property has mains supplies of electricity (three phase), water and is connected to the mains drainage and sewage systems.

ACCOMMODATION

The premises provide the following approximate gross internal measurements:

GIA	599.33m ²	(6,451 sq ft)
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LEASE TERMS

The property is available by way of a new Full Repairing & Insuring lease for a term to be agreed and at a commencing rental of £45,000 per annum exclusive.

VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

Prospective tenants should check the exact rates payable with Cumberland Council – Tel: 01228 817200.

ENERGY PERFORMANCE CERTIFICATE

It is understood that the property has an Energy Performance Asset Rating of D96 and a copy of the Energy Performance Certificate is available upon request.

LEGAL COSTS

Each party is to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT thereon.

VIEWING

The property is available to view by prior appointment with the Carlisle office of Edwin Thompson LLP. Contact:

Hugh Hodgson – h.hodgson@edwin-thompson.co.uk

Tel: 01228 548385

www.edwin-thompson.co.uk



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