

Edwin  
Thompson



**TO LET**  
**WAREHOUSE UNITS, WORKSHOPS & COMPOUND STORAGE LAND**  
**Hanger K1, Kirkbride, Wigton, Cumbria CA7 5LF**

- Secure site with warehouse units, workshops and compound storage land available for a term of years to be agreed
  - Situated adjacent to Kirkbride Airfield in close proximity to the A595
    - Units available from 2,766 sq ft – 8,300 sq ft.
    - Rents from £7,000 per annum



**LOCATION**

The subject site is situated adjacent to Kirkbride Airfield, approximately 4.1 miles north of the A595 main road at Wigton, and 1.4 miles south of Kirkbride village. Carlisle is situated 13.5 miles east of the site via the B5307, which leads onto the Carlisle bypass and M6 motorway.

The five acre site is primarily occupied by Tweddles Engineering, who design, manufacture and install bespoke plant and equipment. The available warehouse units are accessed via the main entrance to Tweddle Engineering, which is suitable for HGV delivery.

The subject site forms part of what was RAF Kirkbride Airfield, which is now home to a number of local businesses predominantly trading in industrial uses.

**DESCRIPTION**

**UNIT 1 & UNIT 2 (TIMBERTEX 1 & TIMBERTEX 2)**

Adjoining Units 1 and 2 are laid on with 3 phase power and recently installed LED lighting, and benefit from a biomass boiler providing heat to the units. Each of the units have roller shutter doors, which measure approximately 6.08 metres wide and 5.29 metres in height. The units have a maximum eaves height of 7.09 metres and minimum height of 6.52 metres. The units have concrete flooring and elevations consisting of concrete panels under integrated aluminium sheeting and a corrugated panel roof.

Opposite Units 1 and 2 is approximately 1.28 acres of compound storage land, which can be incorporated into the needs of prospective tenants at an additional charge. The gravelled land has been used for storage by the landlord but can become available depending on tenants requirements.

**TOWER LAND**

Upon entrance to the site is additional compound storage land which is available in its own right to interested parties or at an additional charge to exiting tenants.

**HANGER**

The unit is a temporary structure of steel portal frame construction under a durable PVC shell which covers a concrete floor within. There is suspended LED lighting throughout the hanger which has predominantly been used for storage purposes by the landlord for the last six years but is now surplus to requirements.

**ACCOMODATION**

The property provides the following approximate areas from our measurements:

Unit 1	256.90 m <sup>2</sup>	(2,766 sq ft)
Unit 2	277.19 m <sup>2</sup>	(2,984 sq ft)
Hanger	771.12 m <sup>2</sup>	(8,300 sq ft)

**LEASE TERMS**

The leasehold premises are available from the following rents for a term of years to be agreed:

Unit 1	£7,000 per annum
Unit 2	£7,500 per annum
Hanger	£14,500 per annum

**SERVICES**

The site benefits from mains electricity and sewerage. There is no gas supplied to the units. Heating will be available to tenants at an additional cost.

**RATEABLE VALUE**

Small Business Rate Relief may be available for prospective tenants, who should check the exact rates payable with Cumberland Council, telephone number 01228 817234.

**VAT**

All figures are exclusive of VAT where applicable.

**ENERGY PERFORMANCE CERTIFICATE**

Copies of the EPC certificates are available on application.

**LEGAL COSTS**

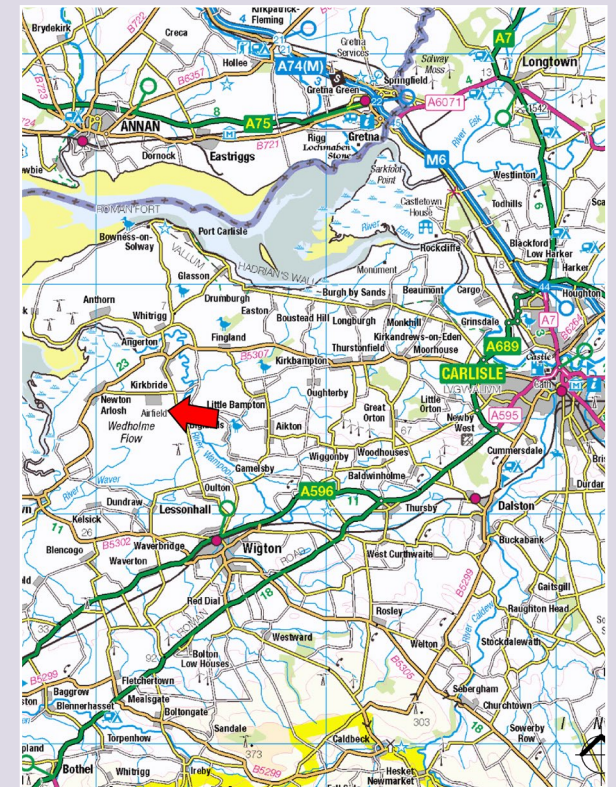
Each party to bear their own legal costs in the preparation and settlement of the sale documentation together with any VAT thereon.

**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 458385  
www.edwin-thompson.co.uk



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