

TO LET Modern Warehouse / Workshop Premises

Unit 2 Site 96, Kingstown Industrial Estate,
Carlisle,
Cumbria
CA3 0EH

Edwin
Thompson



- Popular Industrial Estate close to Carlisle City Centre and J44 of the M6 motorway
- Self-contained mid-terrace property with car parking
- Total Approximate Gross Internal Area 161.58 sqm (1,739 sqft)

Rental - £10,500 per annum exclusive

Ref L1167

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LOCATION

The premises are situated on the established and popular Kingstown Industrial Estate to the north of Carlisle City Centre. Immediate surrounding occupiers include Gap Plant & Tool Hire, Auto Windscreens and Parcelforce.

The unit is situated on the north west section of Kingstown Industrial Estate with access off Brunthill Road. Brunthill Road gives access to Carlisle's Northern Development Relief Road which links the west side of the city with junction 44 of the M6 motorway just 1.3 miles away. Kingstown Industrial Estate is 2 miles north of Carlisle City Centre and accessed via the A7.

Carlisle is based on the Virgin rail link between Glasgow and London Euston as well as boasting close proximity to Newcastle airport approximately one hour away along the A69. The city has a resident population of 73,000 and an estimated catchment population of 235,000, as well as being the dominant shopping location and administrative centre in the county and the borders.

DESCRIPTION

The subject property provides a mid-terrace self-contained modern warehouse / workshop premises of steel portal frame construction with part block/part profile clad elevations and a pitched profile clad roof incorporating translucent roof lights.

Internally, the property is arranged as workshop space with a WC and store to the ground floor and a small office to the first floor. The premises have a solid concrete painted floor, fluorescent strip lighting and an eaves height of 4.75m. The first floor office has a carpeted timber floor, painted walls, plaster ceilings and spot lighting.

Access to the premises is via a pedestrian entrance to the side of the electronic roller shutter door at the front of the property.

Externally, there is dedicated car parking and shared yard to the front of the property.

SERVICES

It is understood that the property has mains supplies of electricity, water and is connected to the mains drainage and sewerage systems.



ACCOMMODATION

It is understood that the premises provide the following approximate gross internal measurements:

Ground Floor Workshop	149.39m ²	(1,608 sq ft)
First Floor Office	12.19m ²	(131.23 sq ft)
Total Approximate Gross Internal Area	161.58m ²	(1,739 sq ft)

LEASE TERMS

The premises are available by way of a new Full Repairing & Insuring lease for a term to be agreed and at a commencing rental of £10,500 per annum exclusive.

VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

We understand from the VOA website that the premises have a Rateable Value of £7,200 and is described as Workshop & Premises.

Prospective tenants should check the exact rates payable with Carlisle City Council – Tel: 01228 817000.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been produced for the premises and a full copy is available to download from the Edwin Thompson website.

LEGAL COSTS

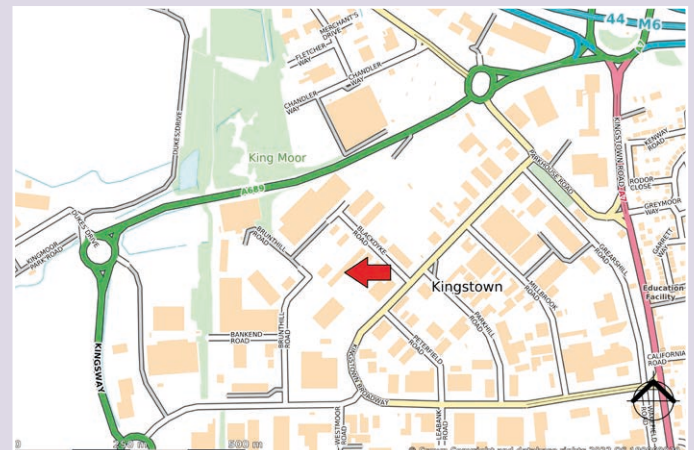
Each party is to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT thereon.

VIEWING

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

Ruth Richardson – r.richardson@edwin-thompson.co.uk
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