



TO LET

UNIT I KINGMOOR PARK CENTRAL
KINGMOOR PARK, CARLISLE CA6 4SD



DETACHED INDUSTRIAL/WAREHOUSE UNIT 7,500 sq ft (696.75 sq m)
*Qualifying occupiers can benefit from **RATES FREE** for up to 5 years*

LOCATION

Carlisle is the regional centre for Cumbria and south west Scotland with a resident population of circa 85,000, but with a much wider catchment area. Kingmoor Park is the premier business park/industrial estate within the city comprising over 2,000,000 sq ft of existing buildings in 400 acres of landscaped grounds. Kingmoor Park is located 2.5 miles north of Carlisle city centre, adjacent to the M6 at Junction 44.

Unit I is situated on Kingmoor Park Central, benefiting from excellent access to both the M6/M74 and the adjacent Kingstown Industrial Estate. The property is located in close proximity to the A689(W) - Carlisle Bypass

Significant occupiers already located at Kingmoor Park Central include Global parcel delivery company UPS, Clark Doors, Cubby Construction and Lakeland Bake.

DESCRIPTION

Unit I comprises a detached, clear span, steel portal frame building with full height powder coated profile metal cladding to the external walls and pitched roof. **Unit I** has a clear internal eaves height of 4.47m (14' 6").

Office and ancillary accommodation are currently provided by way of an internally constructed training room and WCs. Vehicular access to the southern elevation is via 2 no. electrically operated ground level loading doors.

ACCOMMODATION

Gross Internal Floor Area	7,500 sq ft	696.75 sq m
Comprising –		
Warehouse	7,135 sq ft	662.85 sq m
Office & Amenity Block	365 sq ft	33.90 sq m

SERVICES

Gas, electricity (3 phase), water and a connection to the Kingmoor Park drainage system are laid on. The warehouse is currently heated by way of 2 no. gas fired warm air blowers.

TERMS

Unit I is available as a whole by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of only **£30,000 (£4.00 per sq ft) per annum** exclusive.

SERVICE CHARGE

A service charge will be levied to cover the cost of the repair and maintenance of the common parts of the estate, including estate roads, landscaping and the provision of 24 hour security.

RATING ASSESSMENT

Unit I currently forms part of a larger Rating Assessment which will require reassessment at such time as a new letting takes place.

The national non-domestic rate (NND) for the current (2019/2020) rate year is 49.1p in the £.



RATES FREE

Unit I is located within an area in which qualifying companies can benefit from Business Rates discounts of up to £275,000 over a 5 year period.

Based on an estimated RV and the current NND rate in the £, this would result in **Zero Business Rates** being payable for **Unit I** for the next 5 years.

VAT

Unit I is registered for VAT and VAT will be charged on rent and other outgoings.

LEGAL COSTS

The incoming tenant is to be responsible for a contribution towards the landlord's legal costs incurred in any letting.

VIEWINGS

Strictly by appointment with the sole agent Carigiet Cowen or Kingmoor Park Properties. Contact:

Richard Percival 01228 635006 rpercival@carigietcowen.co.uk
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Details amended October 2019

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