

TO LET **HELVELLYN HOUSE**
CARLISLE AIRPORT BUSINESS PARK, IRTHINGTON,
CARLISLE, CA6 4NW



- **MODERN BUSINESS PREMISES EXTENDING TO 6,727 sq ft (624.9 sqm)**
- **PRIVATE & OPEN PLAN OFFICE SPACE OVER 2 FLOORS**
- **GOOD QUALITY CLEAN WORKSHOP / WAREHOUSE SPACE**
- **GENEROUS EXTERNAL PARKING & YARD AREAS**

AVAILABLE BY WAY OF NEW LEASE AT A RENT OF £47,000pa

LOCATION

Helvellyn House is located just off the A689 Carlisle to Newcastle road adjacent to Carlisle Lake District Airport some 5 miles to the east of Carlisle city centre and a similar distance from J44 of the M6 motorway.

Nearby occupiers include John Deere Forestry, SP Training and Stobart Group who occupy a 300,000 sqft distribution facility at the Airport itself. For identification purposes only, the location is shown circled red and the property boundaries are shown edged red on the attached plan extracts.

DESCRIPTION

The property comprises a modern detached building of steel portal frame construction under a pitched profile sheet roof with cavity brickwork walls to a dado level and a flat panel cladding system above.

The building provides a combination of high quality private and open plan office space over ground and first floor together with entrance reception area, staff facilities and w/c's on both floors

The rear section of the building provides modern, clean workshop/warehouse space with a clear eaves height 5.35 m (17'7"). Vehicular access is via a single up and over sectional shutter door.

Externally, there is an extensive tarmac surfaced yard providing generous parking and circulation areas.

ACCOMMODATION

Gross Internal Area **6,727 sq ft** **(624.9 sq m)**

Comprising:

Warehouse/Workshop 2,787 sq ft (258.9 sq m)

Ground Floor Offices 1,970 sq ft (183.0 sq m)

First Floor Offices 1,970 sq ft (183.0 sq m)

LEASE TERMS

Helvellyn House is available by way of a new Full Repairing & Insuring Lease for a term of years to be agreed at an asking rent of **£47,000pa**

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of D-89.

SERVICES

We understand water, electricity and drainage are laid on to the property. Heating to the office areas is by way of panel radiators and to the warehouse by way of a high level warm air blower, both of which are oil fired.

RATING

The Valuation Office Agency website describes the property as Workshop and Premises with a 2017 List Rateable Value of £21,750. The national non-domestic rate for the current (2019/20) rate year is 49.1p in the £.

VAT

All figures quoted are exclusive of VAT and VAT will be charged in addition where applicable.

COSTS

Each party to the transaction will be responsible for their own legal costs.

VIEWINGS

For further information or to view please contact:-

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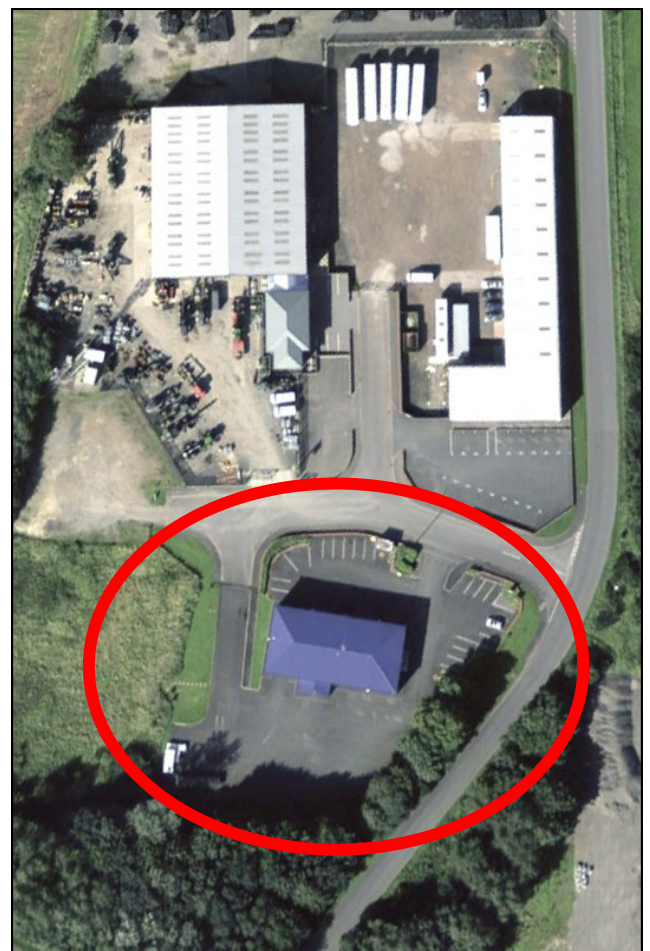
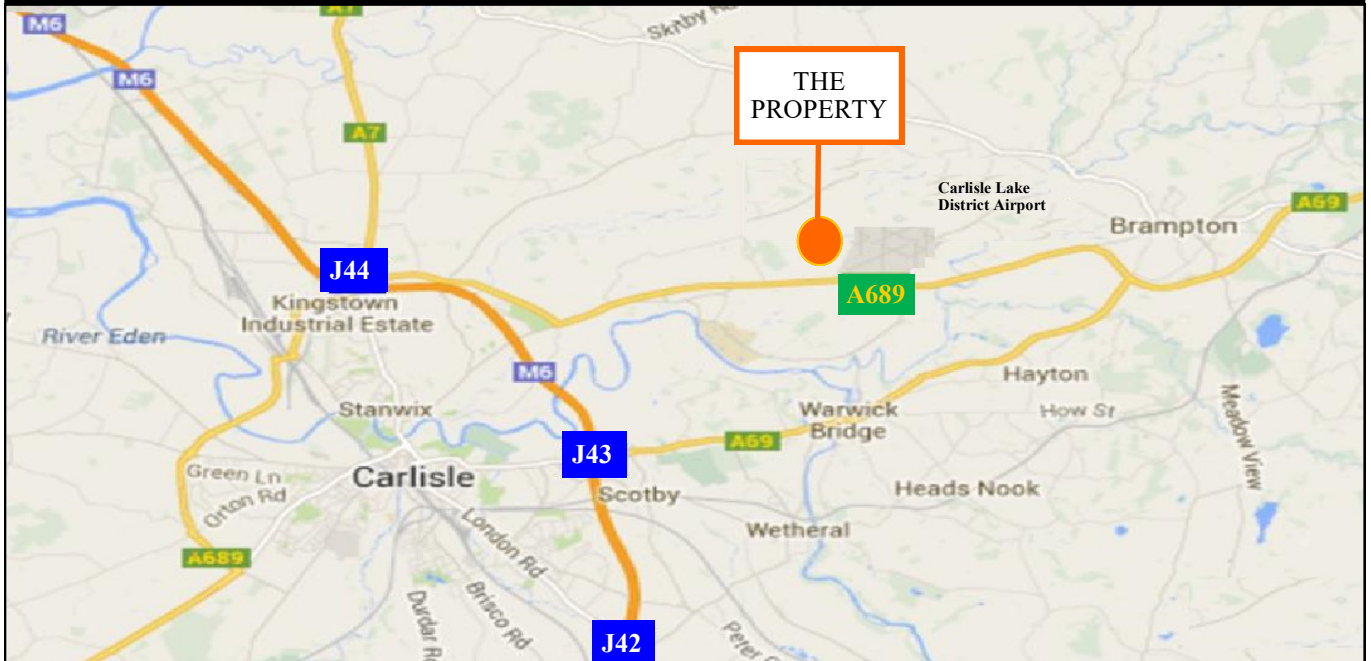
Details prepared July 2019

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