

7553 (3&4)/RP

TO LET

UNITS 3 & 4 KINGSTOWN TRADE PARK

SITE 54 GREARSHILL ROAD, KINGSTOWN INDUSTRIAL ESTATE, CARLISLE CA3 0ET



Mid Terrace Units in Popular Trade Counter Location

739.7 sq m (7,962 sq ft) plus extensive mezzanine

LOCATION

Kingstown Trade Park is situated between Millbrook and Grearshill Road on Kingstown Industrial Estate less than 0.25 miles south of the M6 motorway at J44 and the A689 Carlisle Bypass.

Occupiers within the immediate vicinity include Screwfix, Tool Station, Cromwell Tools, HSS Hire and Greggs as well as a number of main car showroom franchise dealers including Ford, Citroen, Kia, BMW and Mini.

DESCRIPTION

Unit 3&4 comprises interconnecting mid terrace single storey units of steel portal frame construction with cavity brickwork walls to a dado level and profile steel cladding above with a clear eaves height of 5.35m (17ft 6).

Extensive Office and ancillary accommodation is provided at ground floor along the front, Grearshill Road facing, elevation leading into the warehouse with a large display/sales counter space to the rear. At present there is an extensive mezzanine floor area within both units

Vehicular access is via 2no. electrically operated roller shutter doors which open onto concrete surfaced loading/unloading areas with circa 12 no. car parking spaces.

ACCOMMODATION

Total Ground Floor Area	739.7 sq m (7,962 sq ft)
Comprising	
Showroom/ Trade Counter	174.6 sq m (1,879 sq ft)
Warehouse	331.7 sq m (3,570 sq ft)
Office & Ancillary	233.5 sq m (2,513 sq ft)
Plus First Floor mezzanine	548.1 sq m (5,900 sq ft)

SERVICES

Mains gas, water, electricity (3 phase), and a connection to the public sewer are laid on.

ENERGY PERFORMANCE CERTIFICATE

Unit 3 has an Energy Rating of **D – 88**

Unit 4 has an Energy Rating of **C - 56**

RATING

From the Valuation Office Agency website we note that **Units 3 & 4** are currently assessed as warehouse and premises with an RV of £42,750

The small business rate multiplier in the £ for the current (2024/2025) rate year is 49.9p.

TERMS

Unit 3 & 4 are immediately available by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of **£59,500 per annum**.

COSTS

Each party to the transaction to bear their own legal costs.

VAT

The property is registered for VAT and VAT will be charged on rent and other outgoings.

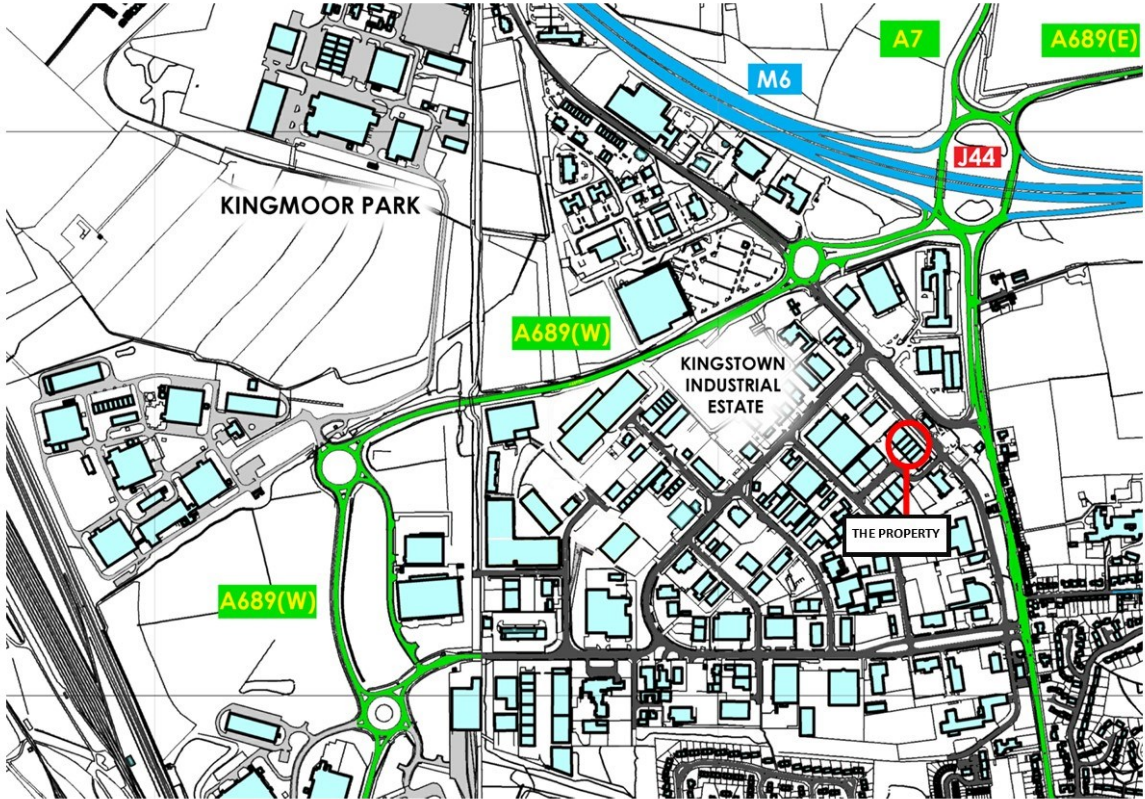
VIEWINGS

For further information or to arrange a viewing please contact:

Richard Percival. Tel: 01228 635006

Email: rpercival@carigietcowen.co.uk

Details prepared: July 2024



Unit	Tenant
1	Greggs
2	AAH
3	TO LET
4	TO LET
5	Paintwell
6-7	Screwfix
8	HSS Hire
9	Graham
10	Tool Station
11	Cromwell
12a	Telford Group
12b	Headlam Flooring
13a	James Hargraves Plumbing
13b	NPA Motor Factors

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