

7557/RP

# TO LET

## WAREHOUSE, OFFICES & LARGE YARD

**4,984 sqft (463 sqm) on 1.25 acre site**

**UNIT 18-19 MARCONI ROAD**

**BURGH ROAD INDUSTRIAL ESTATE**

**CARLISLE CA2 7NA**



- ◆ GOOD QUALITY FIRST FLOOR OFFICES
- ◆ WORKSHOP / WAREHOUSE SPACE
- ◆ LARGE SECURE YARD/ EXTENSIVE OPEN STORAGE
- ◆ PROMINENT LOCATION AT FRONT OF ESTATE
- ◆ EXCELLENT ACCESS TO A689(W) & J44 OF M6

**NEW LEASE AVAILABLE - RENT £40,000pa**

## LOCATION

**Unit 18-19 Marconi Road** is located close to the entrance of the Burgh Road Industrial Estate, approximately 2 miles to the west of Carlisle City Centre. The estate provides excellent access to the A689(W), which in turn links directly to J44 of the M6 Motorway and via the A595 to West Cumbria and the Energy Coast

The Burgh Road Industrial Estate is occupied by a mixture of office, industrial and manufacturing companies, including: Story Construction & Rail, P K Electrical, Northern Developments, Booker Cash & Carry and Cumbria Building Supplies.

The property is directly opposite Thomson Roddick Auctioneers and Wardell Armstrong. It's location is shown edged red and highlighted with a red triangle on the plans attached.

## DESCRIPTION

The available accommodation comprises a detached warehouse/ workshop unit with clear eaves height of 4.3m. There are currently 2no. small office/ meeting rooms, kitchen and WC facilities including a shower and a drying room at ground floor with a recently refurbished open plan office suite at first floor.

Vehicular access is via a single roller shutter door

Externally, there is a concrete surfaced access road providing access to a concrete yard/ circulation to the rear of the property. The remainder of the site is surfaced in a combination of tarmac and compacted hardcore finished off with road plantings. The site is securely fenced and gated.

## ACCOMMODATION

Ground Floor including Office & Ancillary	4,114 sq ft	(382.2 sq m)
First Floor Offices	870 sq ft	(80.8 sq m)
<b>TOTAL USEABLE FLOOR AREA</b>	<b>4,984 sq ft</b>	<b>(463 sq m)</b>

## SERVICES

Mains electricity (3 Phase), water and drainage are connected to the property.

Heating to the office areas provided via electric wall heaters. There is no heating to the workshop/ warehouse space at present.

## RATEABLE VALUE

The Valuation Office Agency website describes the property as Warehouse & Premises with a 2023 Rateable Value of £13,250. The National Non-Domestic Rate in the £ for the current (2024/25) rate year is 49.9p.

## ENERGY PERFORMANCE CERTIFICATE

The property has a valid Energy Performance certificate expiring 25/09/2034 with Energy Rate of **B - 48**.

## LEASE TERMS

**Unit 18-19 Marconi Road** is available to let 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 **£40,000 per annum**.

Carigiet Cowen Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that:

1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer of contract:

2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them:

3) no person in the employment of Carigiet Cowen Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

## COSTS

Each party to bear their own legal costs.

## VAT

All prices quoted are exclusive of VAT where applicable.

## VIEWING

Strictly by appointment through the sole agent, Carigiet Cowen. For further information, please contact:-

Richard Percival

Tel: 01228 635006

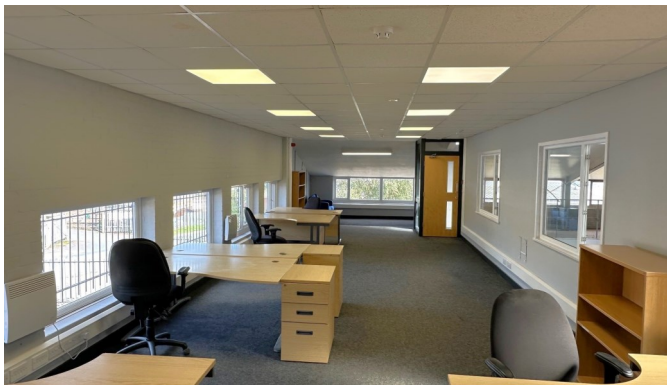
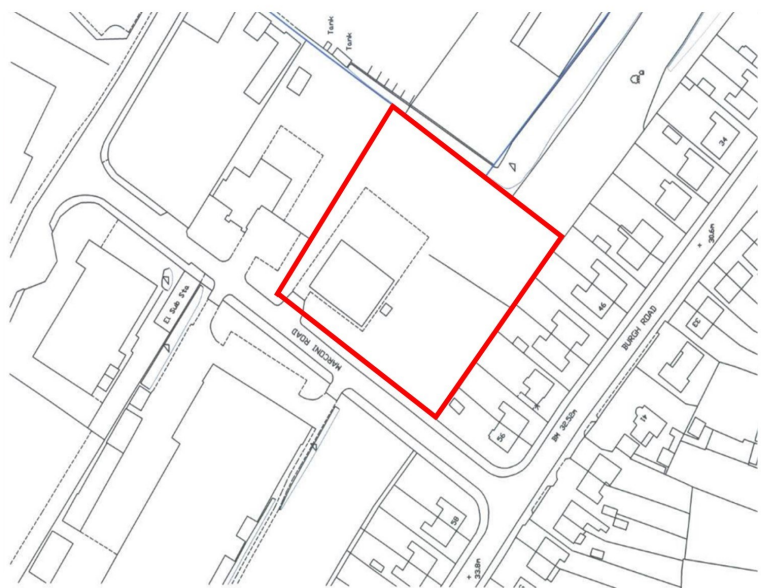
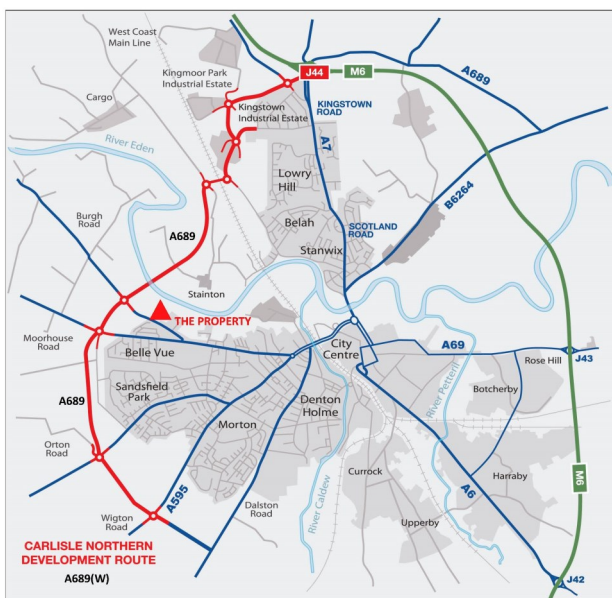
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Details Prepared: September 2024

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