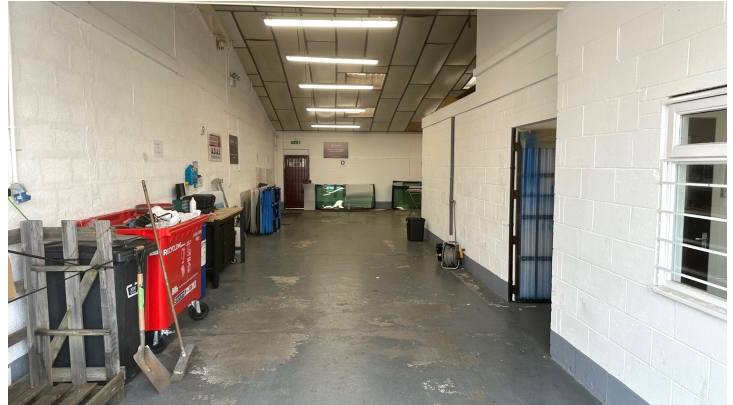


TO LET 134.5 sq m (1,448 sq ft)

7609/RP

UNIT 1, SITE 12A - KINGSTOWN BROADWAY
KINGSTOWN INDUSTRIAL ESTATE, CARLISLE, CA3 0HA



LOCATION

Kingstown Broadway is the main route through the Kingstown Industrial Estate providing a link from the Kingstown Road (A7) to Parkhouse Road. It is less than 0.25 miles south of the M6 motorway at J44 and the A689

Unit 1 is located on the corner of Kingstown Broadway and Parkhill Road. Nearby occupiers include Graham (Commercial) Ltd, Auto Tech, Scot JCB Ltd, Audi and Lloyd Agriculture & Lawn & Leisure.

DESCRIPTION

Unit 1 comprises a end terraced single storey rectangular shaped unit of block and traditional brick construction. The front of the unit benefits from a concertina shutter door. The unit provides largely open plan workshop/ warehouse space. There are also a number of internal offices/ secure storage areas.

ACCOMMODATION

Useable Floor Area 134.5 sq m (1,448 sq ft)

SERVICES

We understand that water, gas and electricity (3-phase) are connected to the property.

*** SPACE AVAILABLE TO OCCUPY FROM 1ST OCTOBER 2024 ***

TERMS

Available **TO LET** by way of a new lease, at a rent of **£14,500 per annum** exclusive. The unit is immediately available.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Workshop and premises with a 2023 List Rateable Value of £8,300.

RATES FREE for qualifying occupiers

ENERGY PERFORMANCE CERTIFICATE

Unit 1 has an Energy Performance Asset rating of D-92.

COSTS

Each party will be responsible for their professional and legal costs incurred. Subject to covenant strength, a rental deposit may be required.

VAT

We are advised that the property is VAT elected, and therefore VAT is payable on the rent.

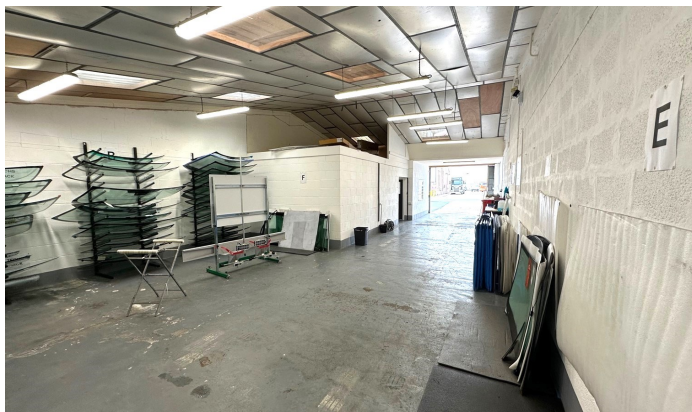
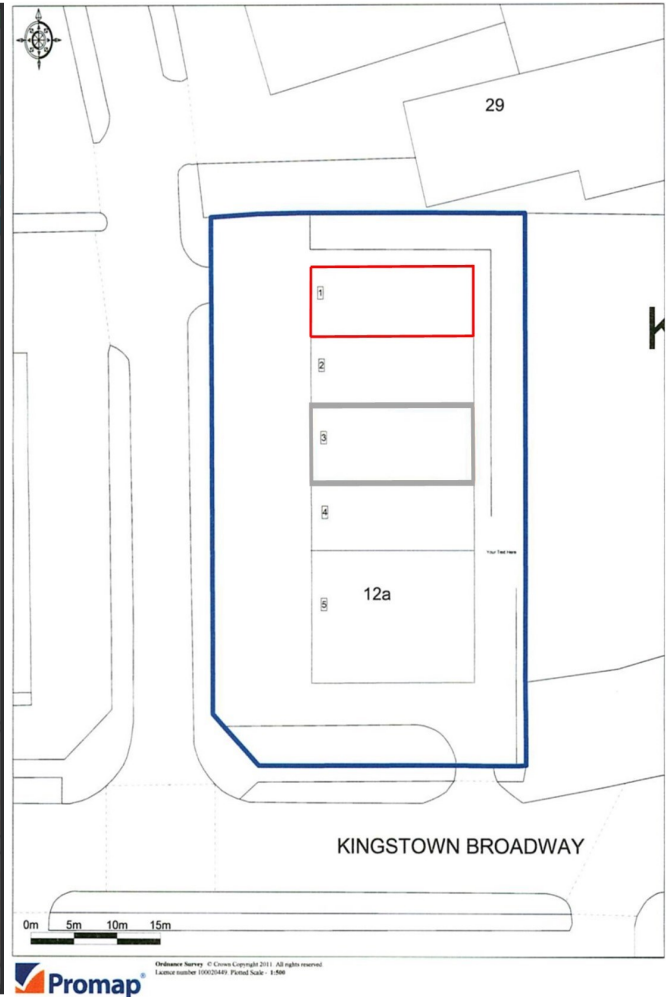
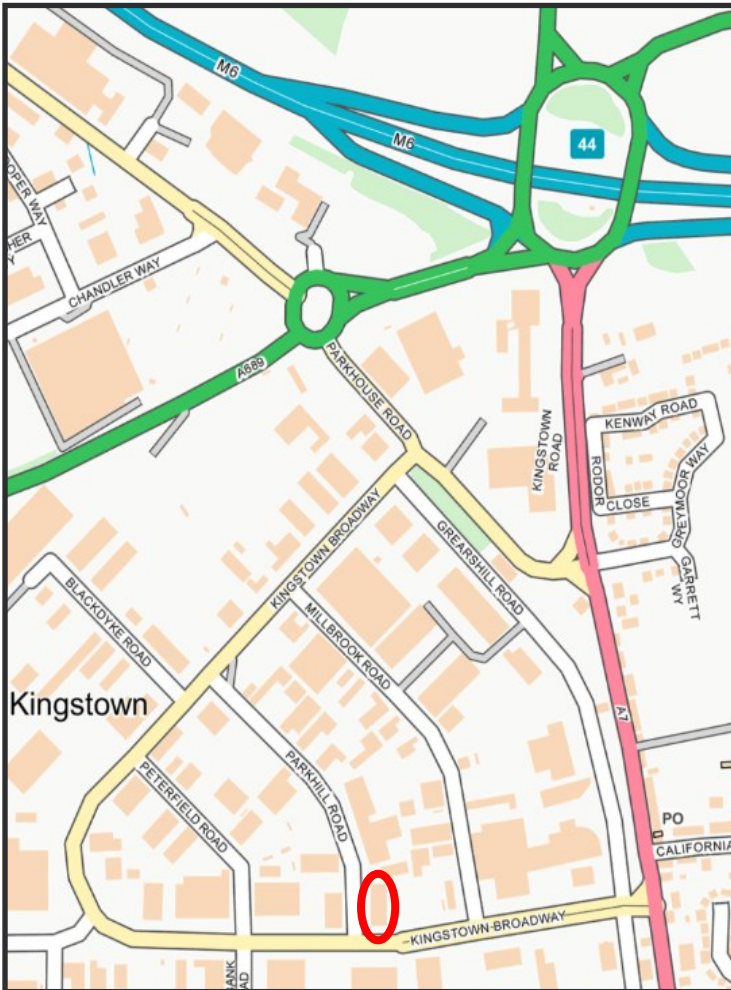
VIEWINGS

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

Richard Percival Tel: 01228 635006
 Email: rpercival@carigietcowen.co.uk

Amelia Harrison Tel: 01228 635007
 Email: aharrison@carigietcowen.co.uk

Details Prepared September 2024



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.