

ON THE INSTRUCTIONS OF DAVID HAYTON LTD

7487/RP (Compound)

TO LET

SECURE STORAGE COMPOUND & WORKSPACE PART SITE 18 MILLBROOK ROAD, KINGSTOWN INDUSTRIAL ESTATE CARLISLE CA3 0ET



- SECURE COMPOUND OF 0.694 ACRES (2,810 SQ M)
- VALET/WORKSHOP + 1 NO. PORTACABIN
- VEHICLE WASH AREA WITH INTERCEPTOR
- RARE OPPORTUNITY TO SECURE COMPOUND/PARKING SPACE ON KINGSTOWN ESTATE

QUOTING RENT £45,000 per annum

LOCATION

Carlisle is the predominant population and commercial centre for Cumbria and a large part of southwest Scotland, with a resident population of over 108,000, drawing on a wider catchment of over 380,000. The city is the principal retail centre for the area, with Newcastle 60 miles east; Glasgow 95 miles north; and Preston circa 80 miles south.

Kingstown Industrial Estate is one of Carlisle's most popular and prominently located industrial/business parks, only a short distance from J44 of the M6 motorway. The city centre is approximately 3 miles to the south.

The property is situated to the rear of the David Hayton Mazda, Auto Store & Prestige Car dealership and is accessed from Millbrook Road. For identification purposes only, the location of the property is shown circled blue with the approximate boundaries shown edged blue on the attached plan extracts.

DESCRIPTION

A 'L' shaped secure compound with 2.4m high palisade fencing and access via a double security gate. The site is level and has been provided with a combination of tarmac concrete and compacted hardcore surfaces.

There are several existing structures on site. A purpose built part open fronted valet bay of steel portal frame construction under a mono-pitched roof of profile metal sheet which is laid out in 3 bays. The space currently provides secure storage, a dry valet bay and wet valet bay with interceptor. There is also an external wash-bay area with interceptor for washing larger vehicles.

In addition there is a detached porta-cabin office structure which has a mains foul drainage connection.

ACCOMODATION

Valet Bay	1,062 sq ft	(99.3 sq m)
Portacabin	445 sq ft	41.4 sq m)
SITE AREA	0.694 acres	(2,810 sq m)

SERVICES

Mains water, electricity and a connection to the public sewer are laid on to the site.

BUSINESS RATES

The property is currently described as Land used for storage and premises with a Rateable Value of £30,500 with effect from 1st April 2023. The current multiplier or rate in the pound is 49.9p for the 2024/25 rate year.

LEASE TERMS

The site is offered to let on a new lease for a term of years to be agreed at a rent of **£45,000 per annum.**

Alternatively, consideration could be given to Design & Build options on the site, subject to agreement of suitable terms.

COSTS

The incoming tenant will be responsible for the landlord's reasonable legal costs in connection with the grant of the lease.

VAT

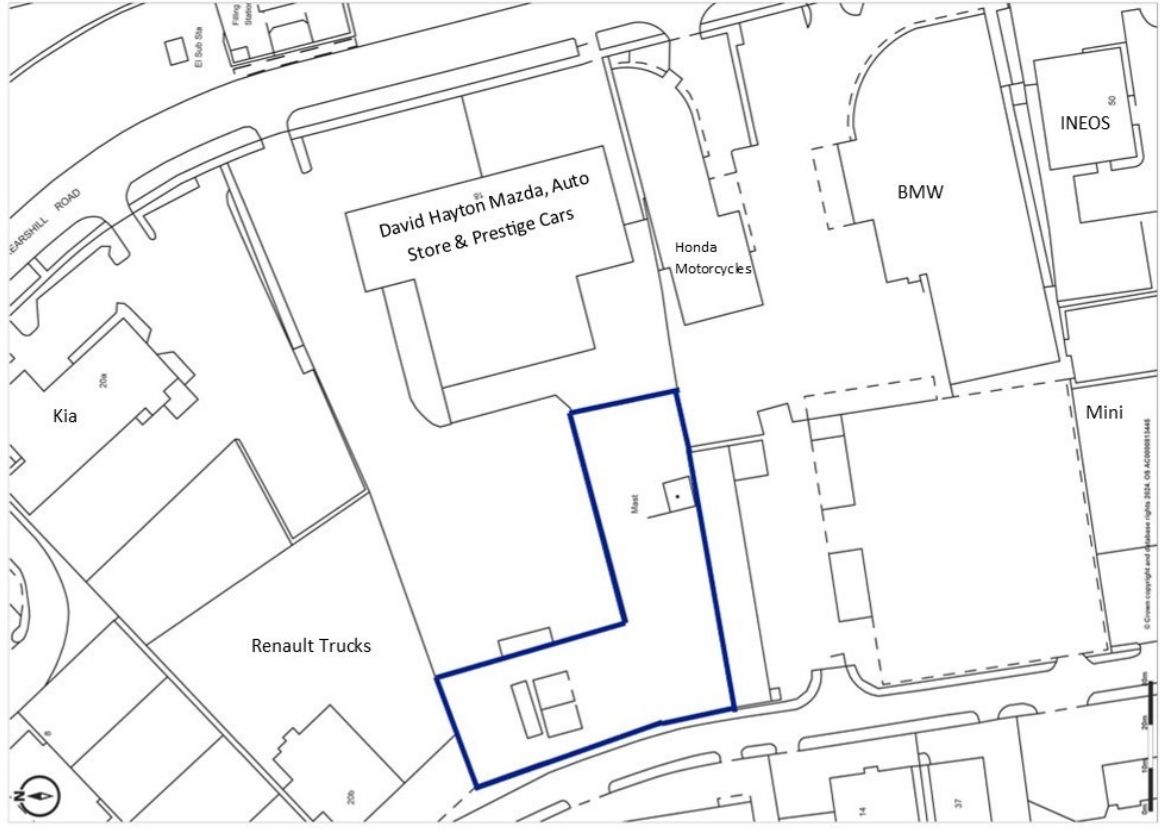
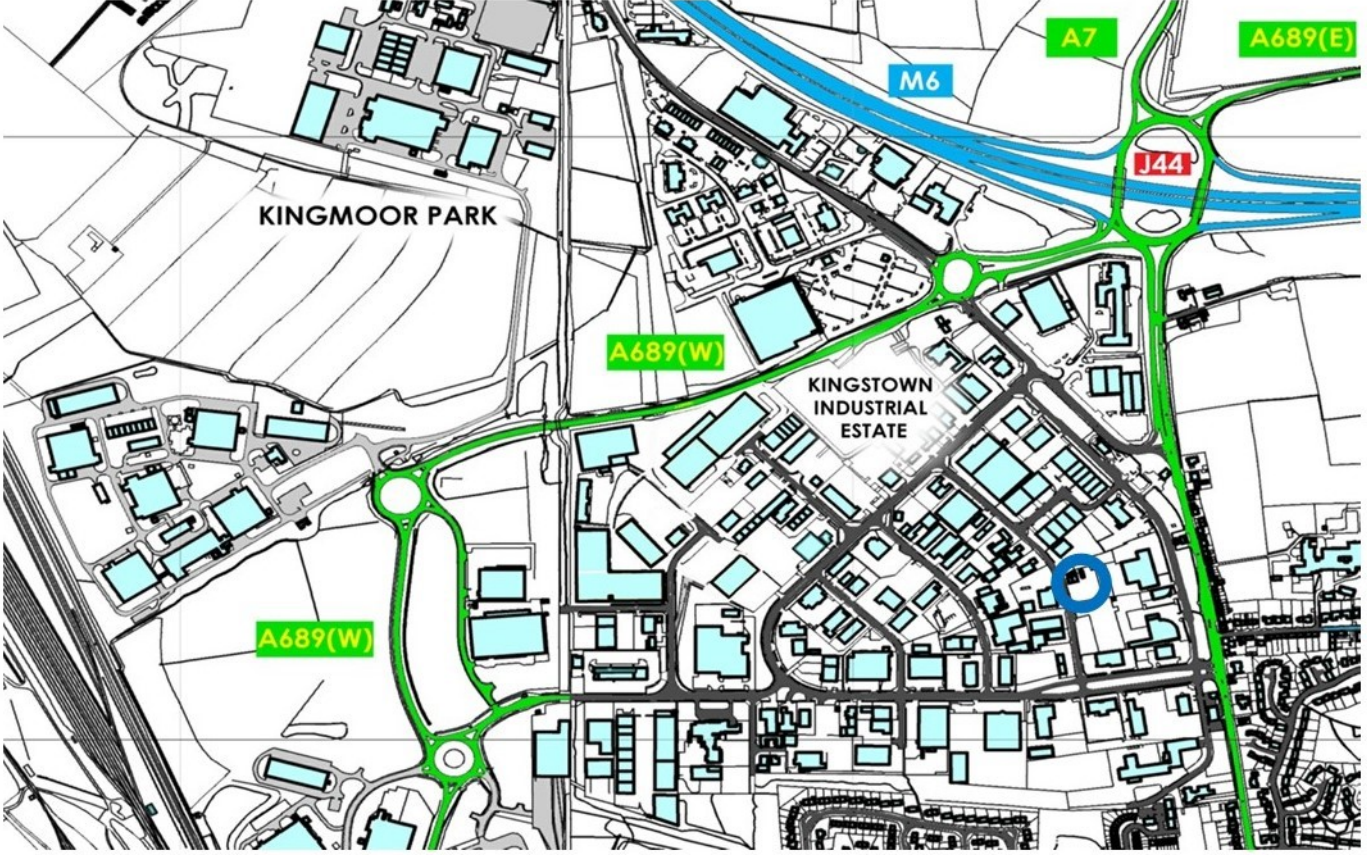
VAT will be charged on rent and other outgoings.

VIEWINGS & FURTHER INFORMATION

Strictly by appointment with the sole agent Carigiet Cowen. Please contact **RICHARD PERCIVAL**

Direct Line: 01228 635006 Mob: 07776147039 Email: rpercival@carigietcowen.co.uk

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