

7553/RP

TO LET

UNIT 4 - KINGSTOWN TRADE PARK

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



Mid Terrace Unit in Popular Trade Counter Location

370 sq m (3,982 sq ft) plus extensive mezzanine

LOCATION

Kingstown Trade Park is situated between Millbrook and Gearshill 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 4 comprises a mid terrace single storey unit 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).

A large showroom/ trade counter sales area has been created at ground floor together with extensive first floor mezzanine storage areas

Vehicular access is via a single electrically operated roller shutter door which opens onto a concrete surfaced loading/ unloading area with 6 no. car parking spaces.

ACCOMMODATION

Ground Floor Area	370 sq m (3,982 sq ft)
Comprising	
Showroom/ Trade Counter	120 sq m (1,292 sq ft)
Warehouse	202.2 sq m (2,175 sq ft)
Office & Ancillary	47.8 sq m (515 sq ft)
Plus First Floor mezzanine	344 sq m (3,700 sq ft)

SERVICES

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

ENERGY PERFORMANCE CERTIFICATE

Unit 4 has an Energy Rating of C-56.

RATING

From the Valuation Office Agency website we note that **Units 3 & 4** are currently held under a single assessment and will need to be separately assessed if let as individual units.

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

TERMS

Unit 4 is immediately available by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of **£29,850 per annum.**

Units 3 & 4 are available as a single unit, if required.

COSTS

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

VAT

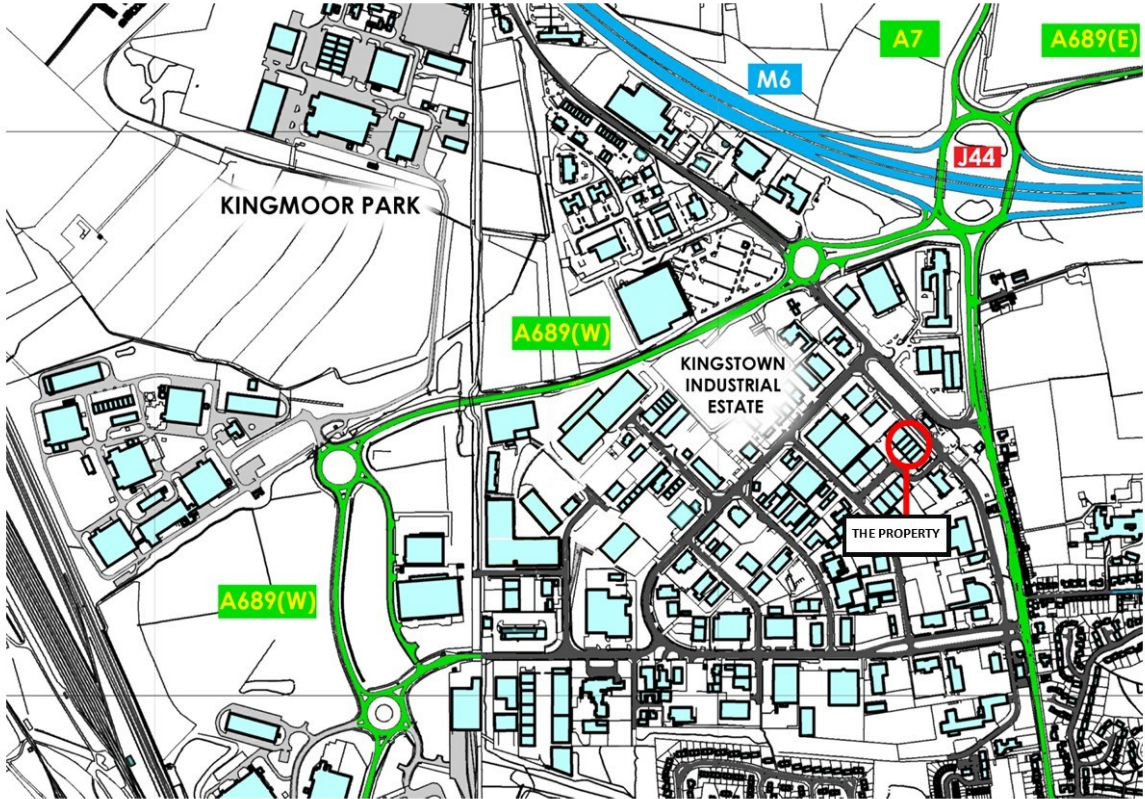
The property is registered for VAT and VAT will be charged on rent and other outgoings.

VIEWINGS

For further information or to arrange a viewing please contact:

Richard Percival. Tel: 01228 635006

Email: rpercival@carigietcowen.co.uk



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

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.