



**BT Fleet, Willowholme Industrial Estate,
Carlisle, CA2 5RT**

- **Industrial premises available immediately**
- **Located in established industrial estate**

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Fourth Floor
Central Square
Forth Street
Newcastle Upon Tyne
NE1 3PJ

Industrial building for lease

BT Fleet, Willowholme Industrial Estate, Carlisle, CA2 5RT

Property Description

The property provides a semi-detached warehouse unit with ancillary accommodation. The unit has previously been used as a vehicle workshop facility, benefiting from floor recesses/inspection pits. The property also benefits from a motorised roller shutter door, LED lighting, The ground floor comprises the workshop area, office/ancillary accommodation, and WC's. First floor provides mezzanine level storage. The roof is double pitched with a minimum internal eaves height of 4.35m.

Specification

- Sectional loading door
- Minimum eaves height of 4.35m
- External yard area
- Lends itself to automotive uses
- Kitchen/breakout area
- Office accommodation
- 18 dedicated car parking spaces
- Mezzanine level storage
- WC facilities

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition):

Area (GIA)	Sq ft	Sq m
Workshop	7,752	720.2
Mezzanine (Storage)	560	52.03
Office/Ancillary	1,518	141.0
Total	9,830	913.23

Location

The property is located on a secure site close to the entrance of Willowholme Industrial Estate which connects directly to the A595 which provides access via Wigton Road to the West; access to the north and east is via the A7 & A69 respectively. Junctions 42, 43 & 44 of the M6 motorway are less than 3 miles away. Carlisle city centre and the West Coast Main Line Railway Station are a short distance to the east and south east of the property.

Willowholme is one of the city's older established industrial areas and is home to a wide variety of national, regional and local occupiers including depots for BT, A Plant and Stagecoach. A Sainsburys supermarket is also located at the front of the Estate.

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.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

VAT if applicable will be charged at the standard rate.

Rates

Business rates payable for the property are £10,505 per annum.

EPC

D80

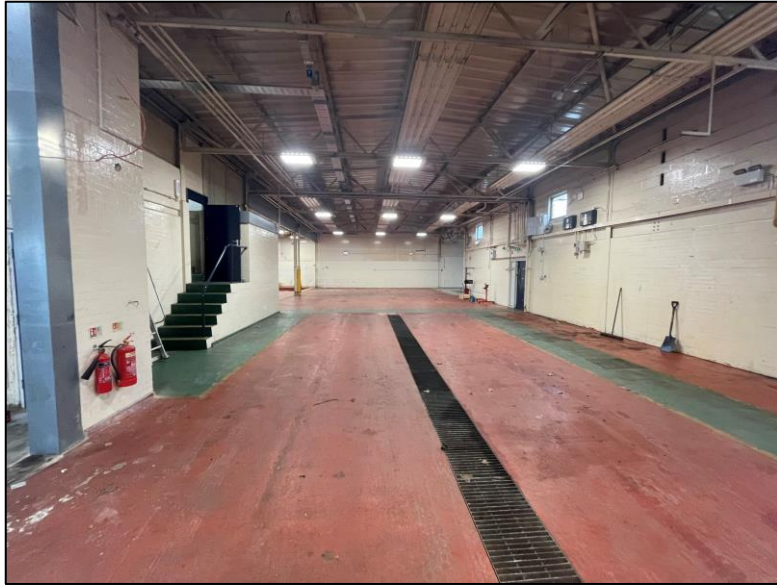
Tenure

The unit is available by way of a new sublease of the remaining term, expiring 31st December 2030.

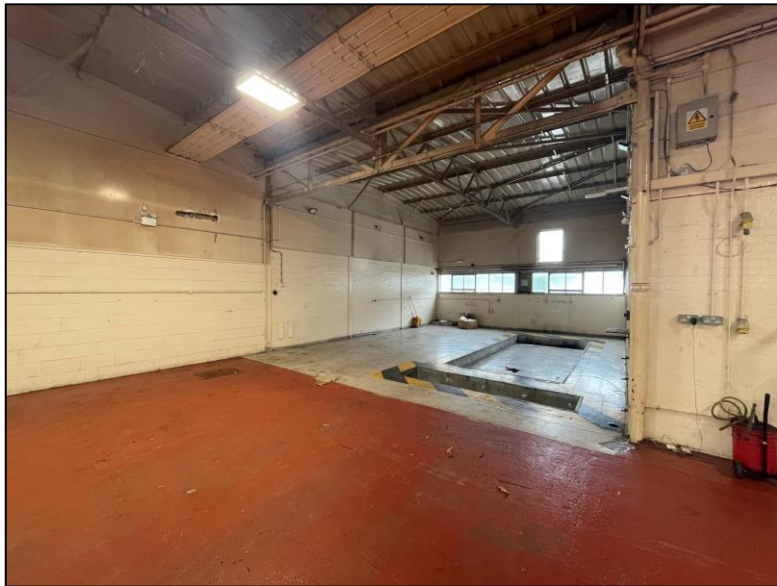
Rent

Quoting rent of £40,000 per annum.

Industrial building for lease



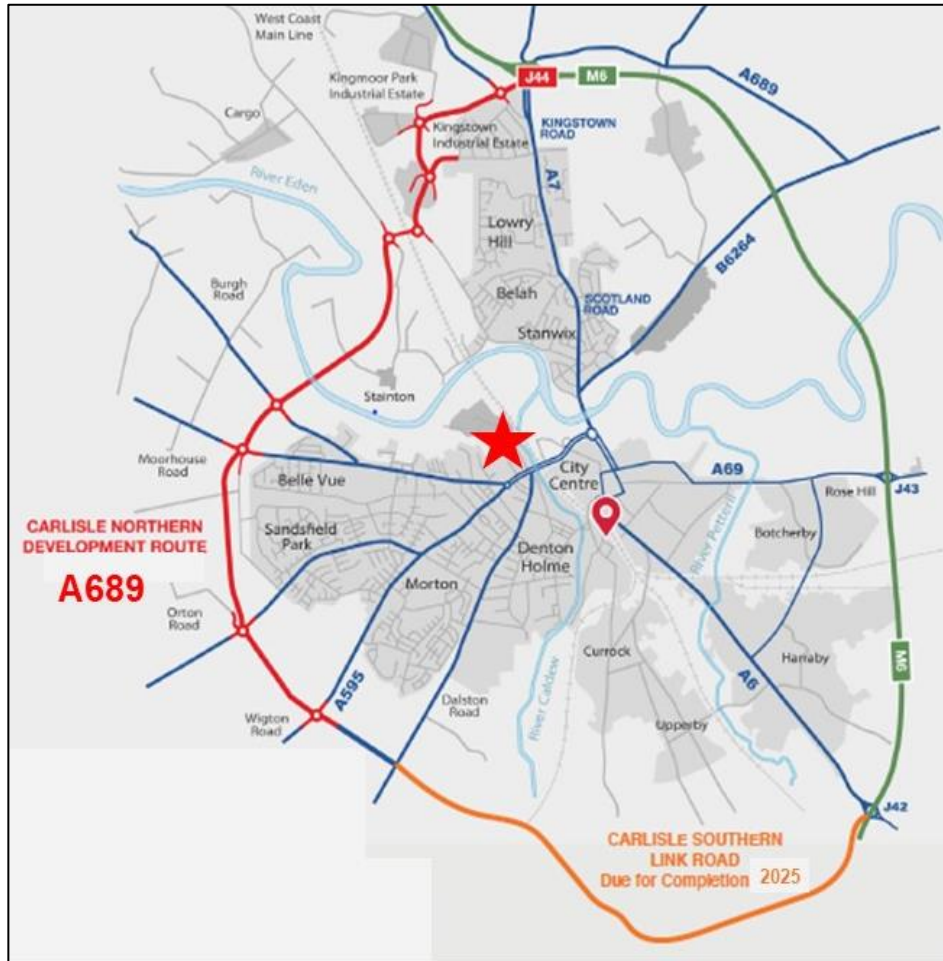
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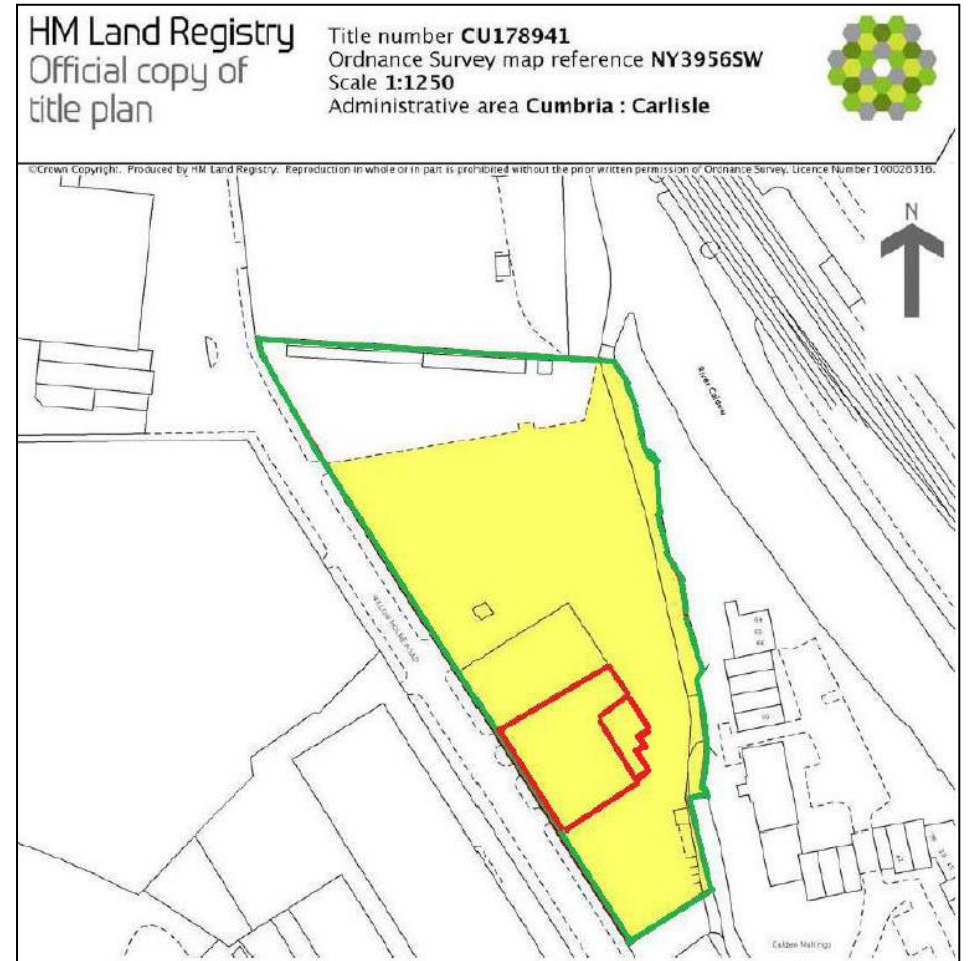
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