

TO LET - UNITS 2, 3 & 4 OAKVALE HOUSE

7562/RP

BURGH ROAD INDUSTRIAL ESTATE, CARLISLE, CA2 7ND

MODERN BUSINESS UNITS: 1,006 sq ft (93.5 sq m) - 2,031 sq ft (188.7 sq m)



LOCATION

The Oakvale House Estate is situated at the eastern end of Burgh Road Industrial Estate off Thomas Lane, circa 2 miles west of Carlisle city centre. This popular estate contains a number of well known businesses including Story Construction and Rail, PK Electrical, ConneXions and Northern Developments.

Units 2, 3 & 4 are the only business units of this size and quality currently available To Let to the west of Carlisle City Centre. Access to this area of the city has been greatly improved following completion of the A689 (W) bypass providing excellent access to J44 of the M6 and beyond, as well as to West Cumbria/ Britain's Energy Coast.

DESCRIPTION

Units 1-4 Oakvale House Estate comprise a terrace of 3 modern units and a detached unit all of steel portal frame construction with insulated profile sheet cladding to the walls and pitched roofs. Each unit benefits from roller shutter door access and is provided with office/ staff facilities.

The units are within a secure fenced site to the rear of Oakvale House with dedicated parking spaces included within each unit lease.

ACCOMMODATION

Unit 2	1,025 sq ft	(95.2 sq m)
Unit 3	1,006 sq ft	(93.5 sq m)
Unit 4	1,178 sq ft	(109.4 sq m)

SERVICES

Mains electricity, water and drainage are laid on.

ENERGY PERFORMANCE CERTIFICATE

The Units have the following EPC Asset Ratings:

Units 2 & 3	- C 75 valid until May 2033
Unit 4	- C 53 valid until May 2033

LEASE TERMS

Units 2, 3 & 4 are available to let individually or can be combined, subject to availability. Minimum term of 5 years or multiples thereof by way of new full repairing and insuring lease(s). The rent will be subject to periodical reviews depending on the length of term agreed.

RENT

Unit 2	- £8,450 per annum exclusive
Unit 3	- £8,300 per annum exclusive
Unit 4	- £9,750 per annum exclusive

SERVICE CHARGE

A service charge will be payable towards the cost of the upkeep of the common areas of the Estate.

RATING

From the Valuation Office Agency website we note the Units have the following 2023 List Rateable Values:

Units 2 & 3	- RV £11,000
Unit 4	- RV £ 6,800

The small business rate multiplier in the £ for the current (2024/25) rate year is 49.9p. For companies who qualify for small business rates there will **ZERO RATES PAYABLE**

COSTS

The ingoing tenant will be responsible for all legal costs incurred in the transaction.

VAT

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

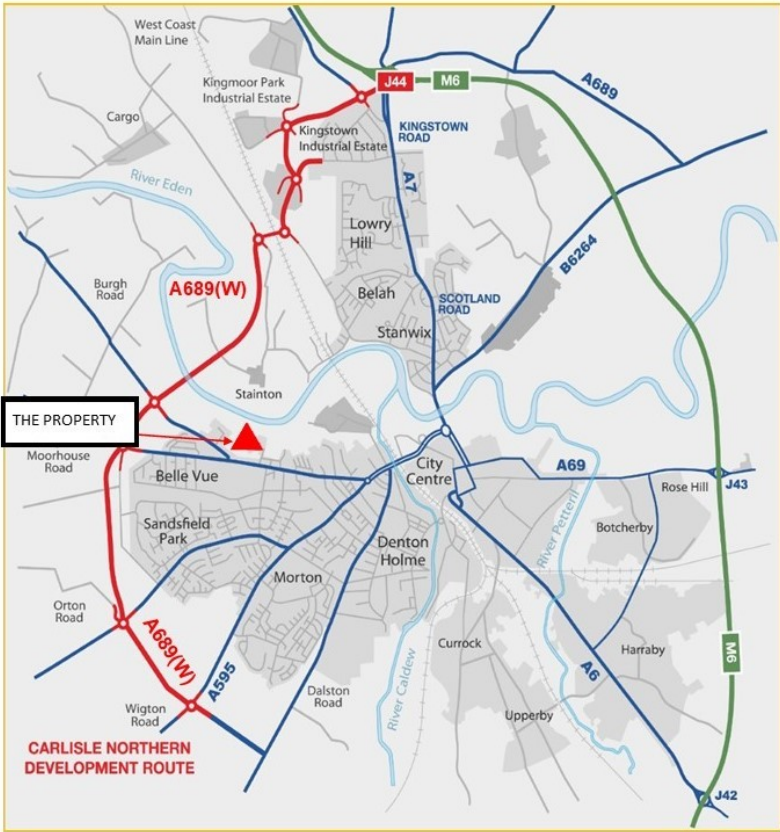
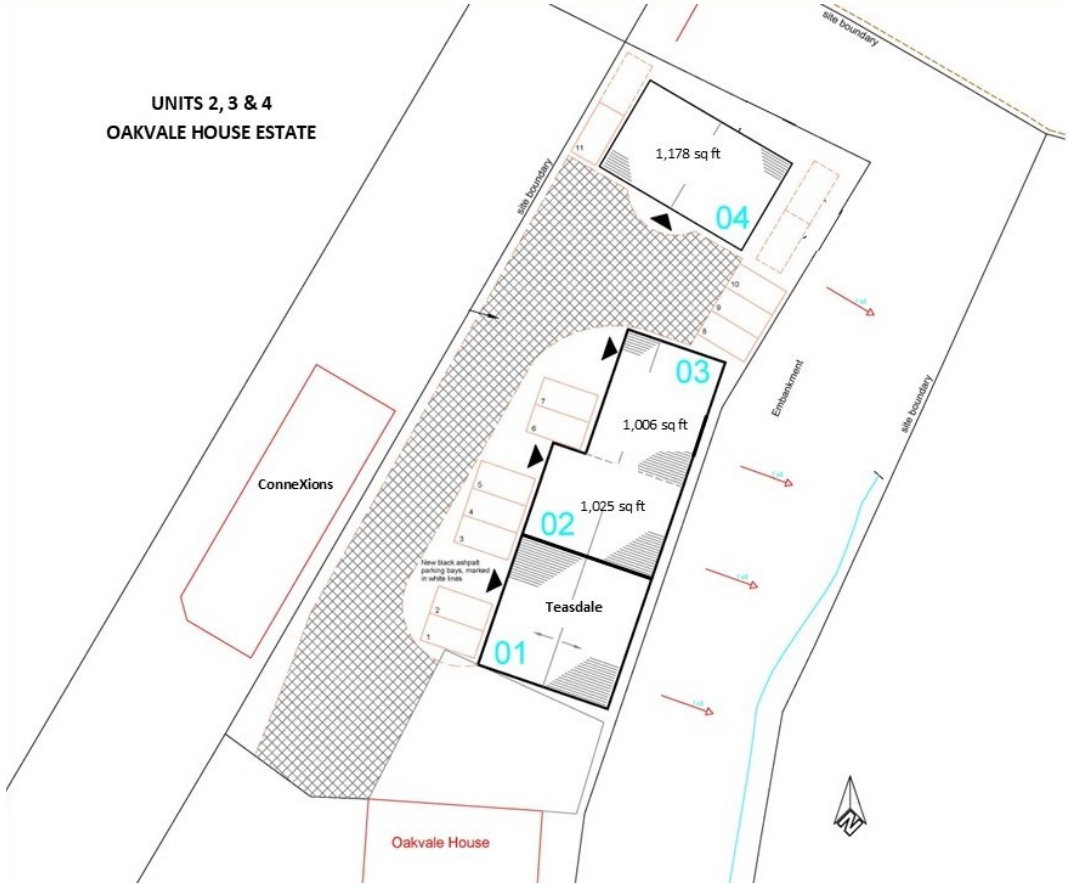
VIEWINGS

By arrangement through the sole agent Carigiet Cowen.

Contact Richard Percival	Or	Amelia Harrison
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Details prepared September 2024

**UNITS 2, 3 & 4
OAKVALE HOUSE ESTATE**



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:

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