

7634/RP

## CARLISLE

UNIT 5A  
PORT ROAD BUSINESS PARK

## TO LET

**Modern End Terrace Unit**  
**90.85 sq m (978 sq ft)**

### LOCATION

Port Road Business Park occupies a prominent location less than 1 mile west of Carlisle City centre immediately adjacent to the Cumberland Infirmary and McVities Biscuit Factory. It is a well established location for trade counter operators with tenants including CEF, Speedy Hire plc, Bunzl and PTS.

For the purposes of identification only the location of the property is shown on the attached plan extract.

### DESCRIPTION

**Unit 5a** comprises a modern end terrace single storey warehouse/workshop unit of steel portal frame construction under a mono pitched profile sheeted roof incorporating roof lights.

Internally, **Unit 5a** provides warehouse/ workshop accommodation together with a single storey office block and WC. The unit is accessed via a single up and over sectional shutter door.

Externally there is a shared forecourt yard area to the front providing 1 no. dedicated car parking space.

### SERVICES

Electricity (3 phase), water and drainage are connected.

### RATING

The Valuation Office Agency website describes the property as Warehouse and Premises with a 2023 Rateable Value of **£5,500**. The national non-domestic rate for the current (2024/25) rate year is 49.9p in the £.

Occupiers qualifying for small business rates relief will currently pay **ZERO** business rates



### ACCOMMODATION

<b>Gross Internal Area</b>	<b>90.85 sq m ( 978 sq ft)</b>
Comprising;	
Warehouse/workshop	81.80 sq m ( 881 sq ft)
Office	9.05 sq m ( 97 sq ft)

### EPC

**Unit 5a** has an Energy Performance Asset Rating of C-73.

### TERMS

**Unit 5a** is available by way of a new full repairing and insuring lease for a minimum term of 5 years or multiples thereof at a quoting rental of **£8,300pa**.

### COSTS

Each party to bear their own costs in connection with any transaction.

### VAT

Rentals quoted are exclusive of VAT where applicable.

### VIEWING

Strictly by prior appointment through the sole agent.

### Contact:

Richard Percival [rpercival@carigietcowen.co.uk](mailto:rpercival@carigietcowen.co.uk)  
Amelia Harrison [aharrison@carigietcowen.co.uk](mailto:aharrison@carigietcowen.co.uk)

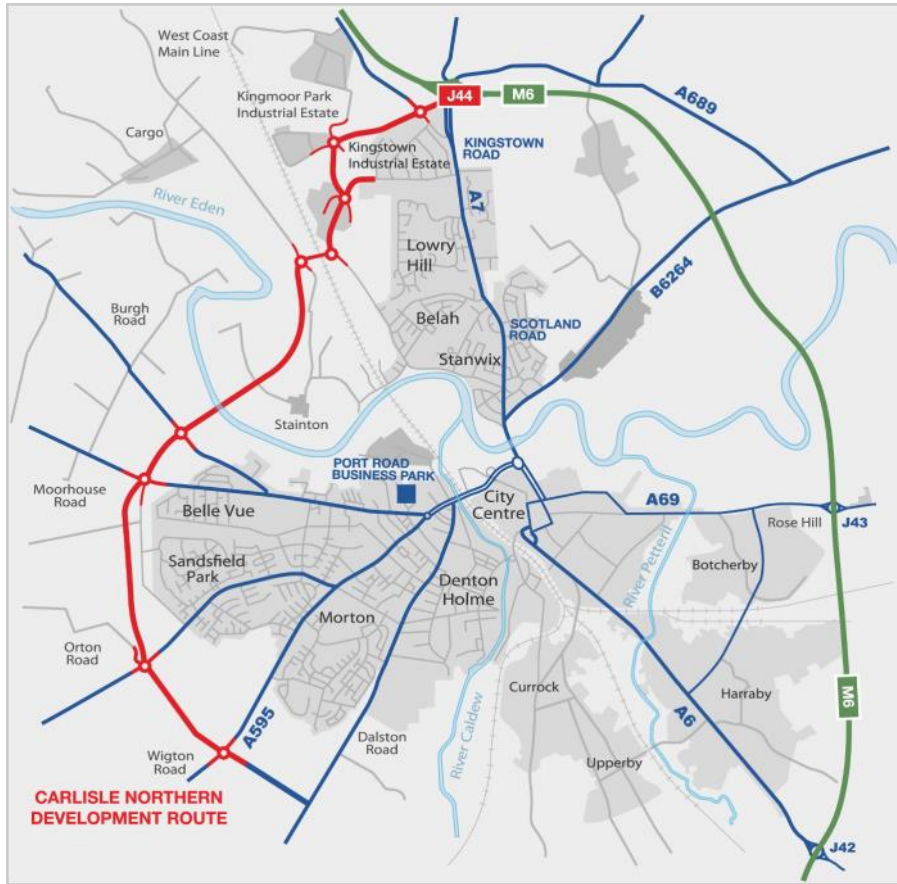
Details prepared October 2024



Suite 2 Telford House, Riverside,  
Warwick Road, Carlisle CA1 2BT

Tel: 01228 544733  
Fax: 01228 520294

E-mail: [carlisle@carigietcowen.co.uk](mailto:carlisle@carigietcowen.co.uk)



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