

7309/MB

TO LET

UNIT 6 LONG ISLAND PARK CARLISLE, CA2 5AS

Workshop/ Storage Unit
2,112 Sq Ft (196.28 Sq M)

LOCATION

Carlisle is the predominant population and commercial centre for Cumbria and a large part of southwest Scotland, situated to the west of the M6 motorway, Carlisle is access via junctions 42-44.

Long Island Park is a popular and well established development of commercial units located approximately 0.5 miles from Carlisle city centre, in close proximity to Matalan, Topps Tiles, Bensons For Beds and Howdens. Within the immediate area are James Street and Hewson Street Workshops developments which has created a small hub for trade and local distribution related businesses.

Unit 6 is shown outlined red on the attached OS plan extract.

DESCRIPTION

Unit 6 is a modern purpose built, mid-terraced workshop/ storage unit of steel portal frame construction, with cavity brick/blockwork walls to a dado level and profile steel cladding above under a pitched steel clad roof.

Internally, the unit comprises a reception area to the front and an open storage/ workshop area to the rear with WC and kitchenette facilities. A full coverage first floor mezzanine has been installed to provide good sized open plan office accommodation accessed via two separate stairwells.

Parking spaces are available directly to the front of the unit, with additional shared parking areas in the centre of the estate.

ACCOMMODATION

Ground Floor	96.3 sq m	(1,036 sq ft)
First Floor Mezzanine	100 sq m	(1,076 sq ft)

Gross Internal Area 196.3 sq m (2,112 sq ft)



SERVICES

Water, three phase electricity and drainage are connected to the unit. Mains gas connection is currently capped but can be reinstated if required.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C-71.

RATING ASSESSMENT

The Valuation Office Agency website describes Unit 6 as Store and Premises with a 2023 List Rateable Value of £8,700. The national non-domestic rate for the current (2023/2024) rate year is 49.9p in the £.

***** 100% BUSINESS RATES RELIEF ***
ZERO RATES PAYABLE FOR QUALIFYING
OCCUPIERS**

TERMS

Unit 6 is available to let by way of a new Full Repairing and Insuring lease for a term of 3 years or longer at a rent of **£12,000 p.a. exclusive.**

COSTS

Each party to bear their own legal costs incurred.

VAT

All prices quoted are exclusive of VAT which will be charged in addition at the appropriate rate.

VIEWINGS

Strictly by appointment through the sole agent Carigiet Cowen. For further information contact:-

Mike Beales | T: 01228 635003
E: mbeales@carigietcowen.co.uk

Michael Cox | T: 01228 635007
E: mcox@carigietcowen.co.uk

Details Amended: August 2023



Not to Scale, for information purposes only

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