

TO LET

UNIT 4, LONG ISLAND PARK, CARLISLE, CA2 5AS

Carigiet Cowen



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www.carigietcowen.co.uk

* THREE INDIVIDUAL UNITS CONVERTED INTO ONE *

* CLOSE TO CITY CENTRE *

* POPULAR TRADING ESTATE *



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 accessible 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. Within the immediate area are James Street and Hewson Street Workshops developments, which have created a small hub for trade and local distribution-related businesses.

Unit 4 is shown outlined red on the attached OS plan extract.

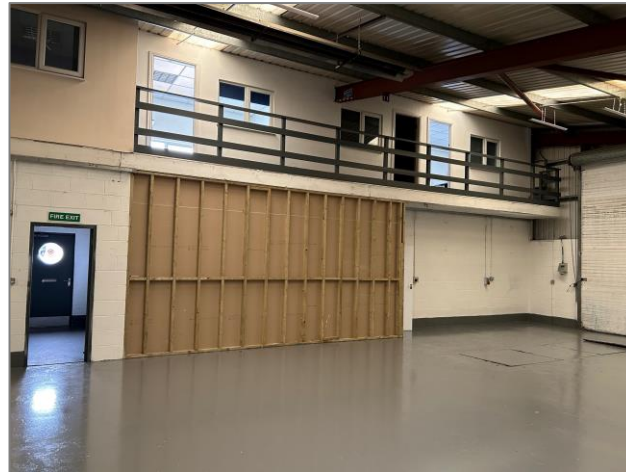
DESCRIPTION

Unit 4 is a modern, purpose-built, end-terrace unit of steel portal frame construction, with cavity brick/blockwork walls and profile steel cladding above under a mono-pitched, insulated steel clad roof.

Unit 4 has been reconfigured from three separate units into a single, spacious unit comprising a trade counter, office space, and warehouse storage on the ground floor, with a small mezzanine over part. Amenities include three WCs, a kitchenette, and a separate sink station.

The first floor offers additional office and meeting room accommodation over part of the unit. An internal roller shutter door allows the space to be divided into two sections if required. Vehicular access is provided via two external roller shutter doors. Externally, the unit benefits from shared parking and access to a communal yard area.





ACCOMMODATION

Floor	Sq m	Sq ft
Ground Floor	293.28	(3,157)
First Floor Offices	77.06	(829)
Mezzanine	9.80	(106)
Total	380.14	(4,092)

SERVICES

We understand that water, electricity (3 phase), gas and drainage are connected to the property. The offices benefit from gas central heating.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Warehouse and premises with a 2023 List Rateable Value of £19,500. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D-78.



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LEASE TERMS AND RENT

The property is available TO LET on a new lease for a minimum term of three years at a quoting rent of **£26,000 per annum exclusive**.

COSTS

Both parties will bear their own legal and professional costs in respect of any transaction. Subject to covenant strength, a rental deposit may be required as part of any new letting.

VAT

VAT is payable on the rent.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen. For further information, please contact:

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