

TO LET – HIGH QUALITY NEW BUILD COMMERCIAL UNITS

**Carigiet
Cowen**

TYNE STREET BUSINESS PARK, CARLISLE, CA1 2GY



01228 544733

www.carigietcowen.co.uk



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LOCATION

Carlisle is the predominant population, commercial and administrative centre for Cumbria and a large part of southwest Scotland, with a resident population of circa 110,000, but drawing on a much wider catchment area. The city lies to the west of the M6 motorway J42, J43 and J44 and is served by the West Coast Main Line as well as numerous local rail lines.

Tyne Street Business Park is located off London Road, one of the main arterial roads into Carlisle, providing easy access to the city centre 5 mins to the northwest, and the M6 motorway at J42, 7 mins to the southeast. It is situated adjacent to Hilltop Heights, and Durranhill Industrial Estate, London Road Retail Park and St Nicholas Gate Retail Park are all within close proximity.

Occupiers in the immediate vicinity include Network Rail, North Cumbria University Hospitals NHS Trust and Irthing Vale Quality Foods.



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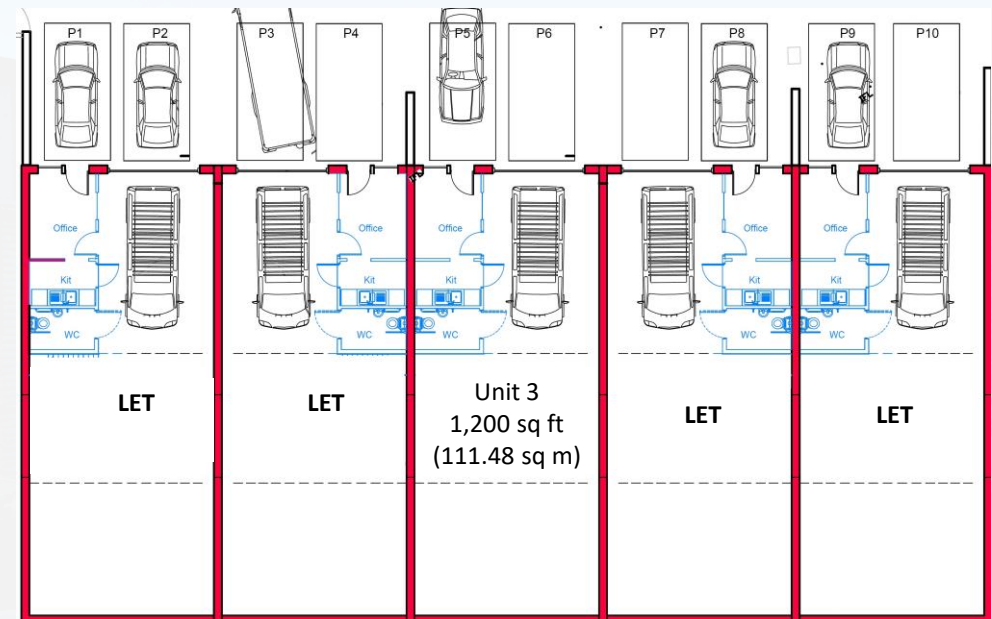
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DESCRIPTION

A new build scheme of 5no. high quality terraced business units, each will be fully self-contained and benefit from the following specification:

- Highly insulated profiled composite cladding KS1000 Merlin Grey finish with black trims and guttering by Kingspan
- Roof panels designed without skylights to reduce heat loss/gain and provide platform for PV panel installation if desired
- Electrically operated insulated roller shutter door 3.5m(w) x 4.0m(h)
- Steel faced insulated security pedestrian entrance door
- Front window UPVC double glazed with internal security shutter
- Min. 3.7m clear internal height, enabling space for mezzanine construction if desired
- Single phase electric power supply, mains water and drainage connected
- Internal LED lighting and external LED floodlight
- 2 no. parking spaces to front of each unit plus overflow shared car park providing 10 no. additional spaces in total
- Internal fit out to be completed by Landlord prior to occupation, alternatively, **rent free incentives available** if tenants wish to complete internal fit out themselves



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TERMS

Units are available individually or in combination, subject to availability, by way of new full repairing and insuring leases for a minimum term of 6 years subject to 3 yearly rent reviews at an initial rent of **£10,500 per annum**.

COSTS

Both parties will bear their own legal and professional costs in respect of any transaction.

VAT

The rents and other outgoings where applicable will be subject to VAT at the prevailing rate.

VIEWINGS

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

Mike Beales | Tel: 01228 544733

Email: mbeales@carigietcowen.co.uk



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