

3720/RP

CARLISLE

UNIT 2 PETTERIL TERRACE OFF LONDON ROAD

TO LET

1034 sq ft (95.08 sq m)



LOCATION

The premises are located approximately 1 mile to the south east of Carlisle city centre, with good access on to London Road (the A6) which links to Junctions 42 and 43 of the M6 motorway.

The development is located in close proximity to the new London Road Retail Park, whose occupiers include a B & Q superstore, Pets at Home, Laura Ashley, Maplins and a Pizza Hut restaurant.

DESCRIPTION

The property is located within a secure self-contained development comprising three detached light industrial units arranged around a central yard/car parking area. Unit 2 is of steel portal frame construction with brick/block work walls with insulated profile steel sheet above and to the pitched roof over.

Internally, the unit has been sub-divided to provide warehouse/workshop and office accommodation with a mezzanine storage area above the offices. Vehicular access is via a roller shutter door and the unit has a clear eaves height of 3.5m (11' 6").

Externally there is parking for 3 no. cars.

ACCOMMODATION

Ground Floor Area	95.08 sq m	(1034 sq ft)
Warehouse/workshop	47.46 sq m	(511 sq ft)
Offices/wc	47.62 sq m	(523 sq ft)
Mezzanine over (limited height)	47.62 sq m	(523 sq ft)

SERVICES

Mains water, electricity and drainage connected.

RATING ASSESSMENT

The Valuation Office Agency website lists the property as store and premises with a rateable value of £4,950

The National Non Domestic rate for the current (2009/2010) rate year is 48.5p in the £.

TERMS

The unit is held under lease until 28 September 2009, but could be made available earlier through agreement. A new full repairing and insuring lease is offered for a term of years to be agreed at a rental of **£6,000 pa exclusive**.

VAT

The rent quoted is exclusive of VAT where applicable.

LEGAL COSTS

The ingoing tenant will be responsible for the landlord's reasonable legal costs incurred in the transaction.

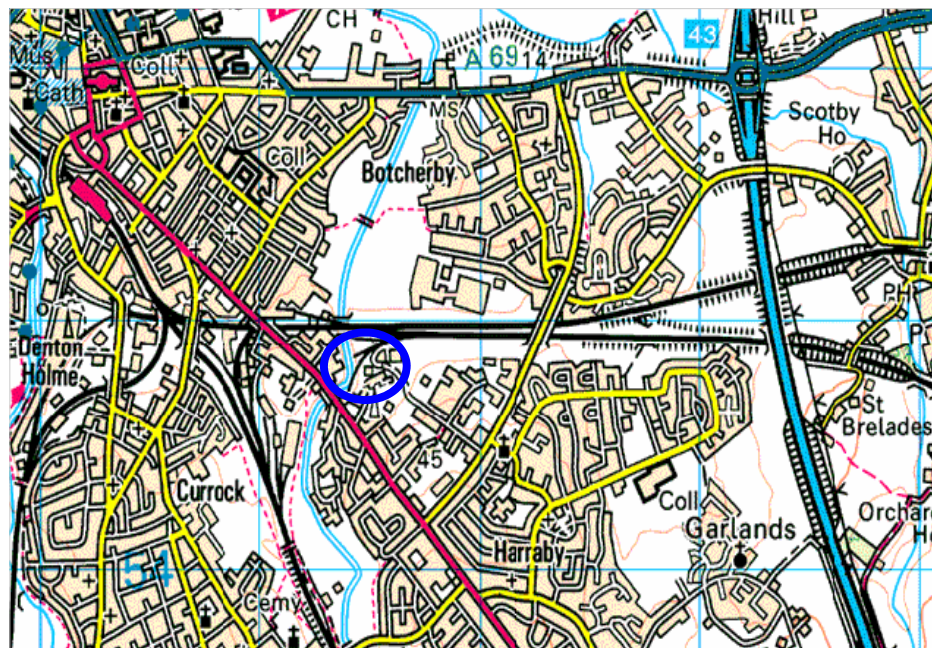
VIEWING

Strictly by appointment with the sole agents.

Details Prepared

July 2009.





Messrs Carigiet Cowen 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 or 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;

3) no person in the employment of Messrs Carigiet Cowen has any authority to make or give any representation or warranty whatever in relation to this property.