

3833/RP

ON THE INSTRUCTIONS OF CUMBRIA TRUCK CENTRE LTD

CARLISLE

SITE 28, LEABANK ROAD,
KINGSTOWN INDUSTRIAL ESTATE

TO LET DUE TO RELOCATION
1,281.4 sq m (13,794 sq ft)



LOCATION

The property is situated approximately 2 miles north of Carlisle city centre on the popular Kingstown Industrial Estate less than 0.5 miles from Junction 44 of the M6 motorway where it links with the M74 to Glasgow and the A7 to Edinburgh.

The property is located on Leabank Road just off Kingstown Broadway. Nearby occupiers include Crosslings Plumbers Merchants, Hinds, Signart and Solway Truck & Van as well as numerous car showroom premises.

For identification purposes only the property is shown edged on the attached OS extract.

DESCRIPTION

The property comprises two bays of a three bay terraced building of steel frame construction with full height brickwork walls under a double pitched corrugated asbestos cement sheet roof. Immediately adjacent to and fully interconnecting with the two bay workshop is a two storey brick built office and parts/storage facility under a flat felt covered roof. The external walls of this part of the building have been re-clad in modern profile steel cladding.

The two bay workshop is accessed via 4no. roller shutter doors, 2 in each elevation, allowing vehicles to "drive through". The workspace has an eaves height of 3.8m (12'4") although this has been heightened in the central section of each bay.

Externally the property benefits from a large securely fenced and gated yard and parking area to the front of the main office area. To the rear of the workshop bays there is a vehicle wash down area with interceptor. A further fenced yard area has been created in front of the workshop bays.

SERVICES

The premises benefit from connections to the mains electricity (3 phase), water and drainage systems. Heating is provided to the office areas by an oil fired central heating system serving panelled radiators and to the workshop area by way of oil fired warm air blowers.

ACCOMMODATION

Total gross internal area: 1,281.4 sq m (13,794 sq ft)

Comprising:-		
2 bay workshop	843.44 sq m	(9,079 sq ft)
Ground floor offices/parts reception	132.71 sq m	(1,429 sq ft)
Ground floor parts/stores	86.27 sq m	(929 sq ft)
First floor parts/stores	218.98 sq m	(2,357 sq ft)
Total Site Area	0.71 acres	(0.289 ha)

RATING

The Valuation Office Agency website specifies that the Rateable Value is £34,500.

The national non-domestic rate for the current (2010/2011) rate year is 41.4 p in the £.

LEASE TERMS

The property is available by way of a new lease or leases on terms to be agreed at a quoting rental of **£55,000 pa** exclusive.

Consideration may be given to a sub-division of the space into smaller units if required.

COSTS

The incoming occupier will be responsible for all legal costs in connection with the transaction.

VAT

All figures quoted are exclusive of VAT where applicable.

VIEWINGS

Strictly by appointment with the sole agents Carigiet Cowen.

Details prepared

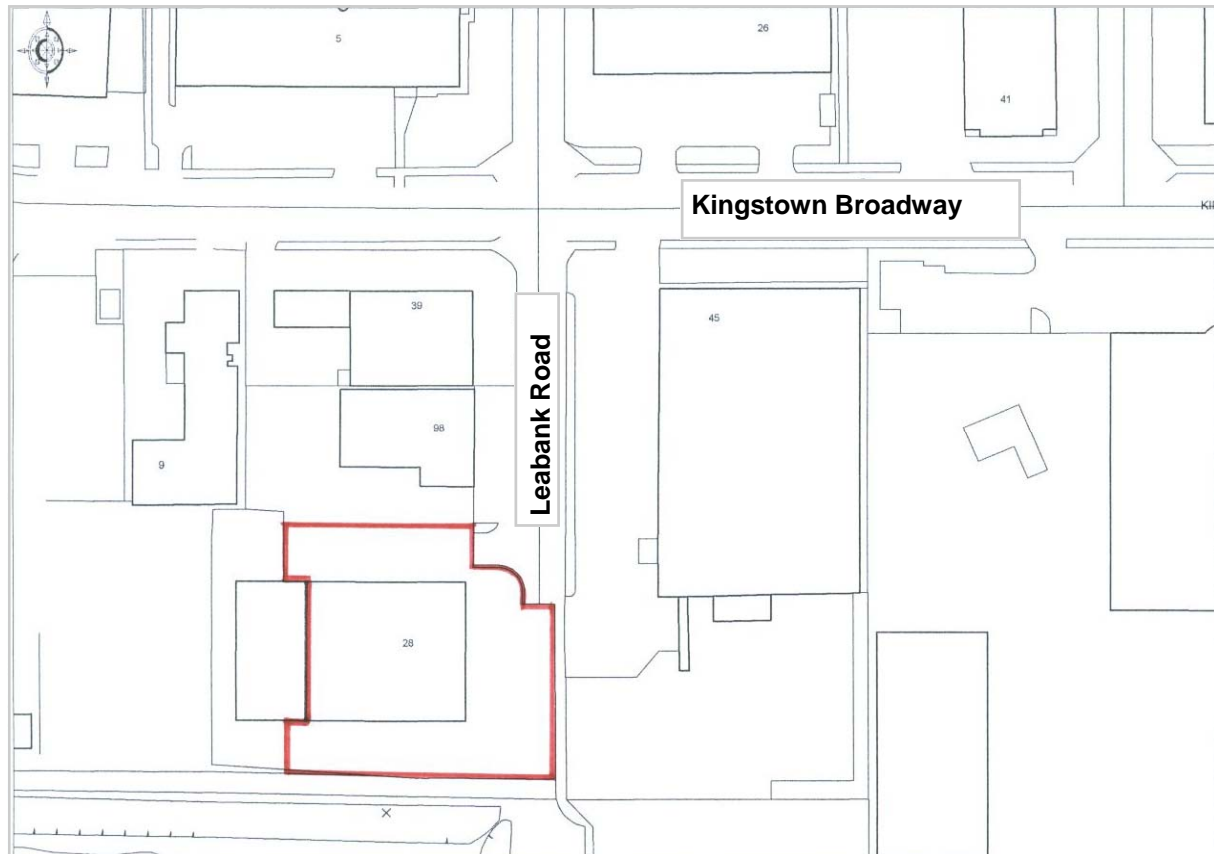
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