

TO LET (may sell)

SITE 2 LONGTOWN INDUSTRIAL ESTATE



Former Komatsu Forest UK Head Office, Sales, Service & Parts Depot

- **MODERN BUSINESS PREMISES OF circa 1,464.7 SQ M (15,766 SQ FT) ON A 1.23 ACRE (0.499 HECTARE) SITE**
- **GOOD QUALITY SALES & OFFICE SPACE OVER TWO FLOORS**
- **HIGH BAY WORKSHOP/WAREHOUSE & ANCILLARY INDUSTRIAL SPACE**
- **GENEROUS EXTERNAL PARKING, SECURE YARD AREA & WASHDOWN**

**AVAILABLE BY WAY OF A NEW LEASE AT A RENT OF £95,000 pa
(or a sale of the Long Leasehold maybe considered)**

LOCATION

Site 2 is located just off the A7 in the Border town of Longtown, some 8 miles north of Carlisle city centre, circa 6 miles from J44 of the M6 and 4 miles from J45 of the M6 & J22 of the M74 at Gretna. Nearby occupiers include Lely, Aspatria Farmers, RH Irving Construction, Capontree Vets, Wm Armstrong Transport and JDP Pipes.

For identification purposes only, the location is shown circled red and the property's boundaries are shown edged red on the attached plan extracts.

DESCRIPTION

Site 2 comprises a range of buildings providing modern workshop space, parts department, offices and warehouses. Predominantly of steel portal frame construction under pitched profile steel sheet roofs with cavity brickwork walls to a dado level and clad in goosewing grey cladding above.

The buildings provide a combination of high quality sales and open plan office space over ground and first floor, with dedicated entrance reception area, staff facilities and wc's. Adjacent to this accommodation are areas of ground floor storage, parts and a first floor mezzanine storage area.

A clear span high bay workshop was constructed in 2010 which benefits from a clear eaves height of 7m and is accessed via 3 no. electrically operated vehicle doors. A further detached block of accommodation provides additional warehouse/workshop space.

Externally, there is an extensive secure yard providing generous parking and circulation areas which includes a purpose built wash bay area which along with whole of the yard drainage runs through a dedicated interceptor system.

ACCOMMODATION

Gross Internal Area **1,464.7 sq m** **(15,766 sq ft)**

Comprising:

High Bay Workshop	336.5 sq m	(3,622 sq ft)
Workshop/Warehouse	597.5 sq m	(6,432 sq ft)
Ground Floor Offices	180.6 sq m	(1,944 sq ft)
Ground Floor Stores	128.5 sq m	(1,383 sq ft)
First Floor Offices	148.9 sq m	(1,603 sq ft)
First Floor Stores	72.7 sq m	(783 sq ft)

Total Site Area (from OS Promap) **1.23 acres** **(0.499 hectares)**

LEASE TERMS

Site 2 is now vacant and immediately available it is being offered by way of a new full repairing and insuring lease, for a minimum term of 5 years or multiples thereof at an asking rent of **£95,000 pa.**

Alternatively, consideration may be given to a sale of the long leasehold interest - price on application.

ENERGY PERFORMANCE CERTIFICATE

Site 2 has a valid Energy Performance Certificate with an Energy Rating of B-43.

SERVICES

We understand mains electricity (3 phase), water and mains drainage are laid on to the property. Heating and Cooling is provided to the Ground & First floor offices via air conditioning units

RATING

The Valuation Office Agency website describes **Site 2** as Workshop & Premises with a current Rateable Value of £44,000. The national non-domestic rate for the current (2023/24) rate year is 49.9p in the £.

VAT

All figures quoted are exclusive of VAT and VAT will be charged in addition where applicable

COSTS

Each party to the transaction will be responsible for their own legal and surveyors costs.

VIEWINGS

For further information or to arrange a viewing please contact either of the joint agents:-

Richard Percival - Carigiet Cowen

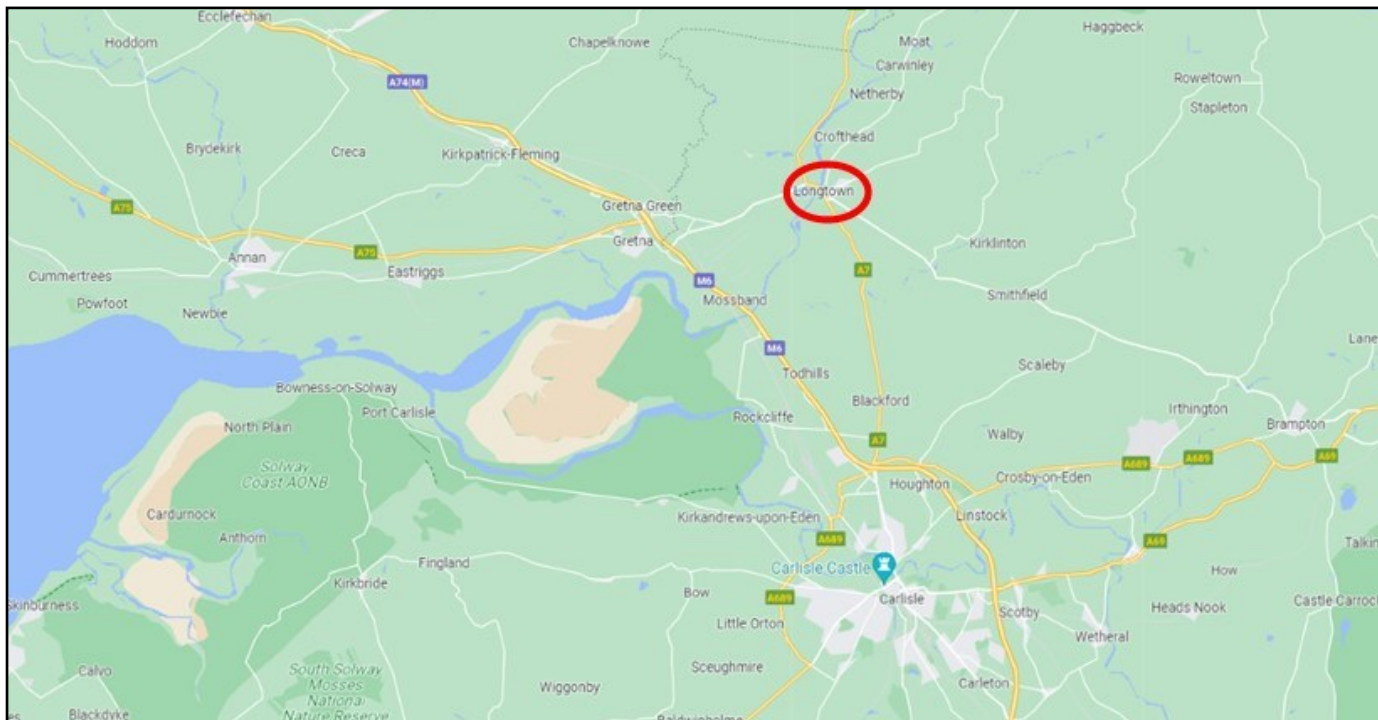
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Promap
LANDMARK INFORMATION

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Plotted Scale - 1:1250, Paper Size - A4

Carigiet Cowen

Details updated: July 2023

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