kingmoor park north
units to let

www.kingmoorpark.co.uk

2 new build industrial units capable of subdivision:

**Unit B** – 4,104 sqm (44,178 sqft)
**Unit H** – SOLD

- B1, B2 and B8 Planning Consent.
- Close to the proposed Carlisle Northern Development Route and Junction 44 of the M6.
- Close proximity to the proposed ‘HUB’ development, a major retail and office development at Kingmoor Park.
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**Location**

Carlisle is the regional centre for Cumbria and South-West Scotland with a resident population of circa 85,000 but with a much wider catchment area. Kingmoor Park is the premier business park/industrial estate within the city, comprising over 2 million sq ft of existing buildings in 400 acres of landscaped grounds.

Kingmoor Park is located 2.5 miles north of Carlisle City Centre adjacent to the M6 at Junction 44. Units B & H are situated on Kingmoor Park North benefiting from excellent access to both the M6 and the city centre in close proximity to the proposed Carlisle Northern Development Route.

Significant occupiers already located at Kingmoor Park include Capita Symonds, Edinburgh Woollen Mill, Vodafone, Baxters International, Target Express and CCF Interiors part of the Travis Perkins Group.

**Description**

Units B & H comprise high quality new build industrial/warehouse units of steel portal frame construction incorporating integral offices and ancillary facilities. Further modifications can be undertaken to incorporate occupier’s specific requirements.

**The specification includes**:

- Clear Span floor plates
- Floor Loading 50 kN/m²
- Level loading facilities on 2 elevations
- Dedicated car parking and yard areas
- Capable of subdivision
- Connection to all services

**Accommodation**

<table>
<thead>
<tr>
<th>Unit B</th>
<th>Unit H</th>
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<tbody>
<tr>
<td>Whole - 1,104 sqm</td>
<td>Whole - 1,920 sqm</td>
</tr>
<tr>
<td>B1</td>
<td>H1</td>
</tr>
<tr>
<td>1,368 sqm (14,726 sqft)</td>
<td>960 sqm (10,293 sqft)</td>
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<tr>
<td>B2</td>
<td>H2</td>
</tr>
<tr>
<td>1,368 sqm (14,726 sqft)</td>
<td>960 sqm (10,293 sqft)</td>
</tr>
<tr>
<td>B3</td>
<td>H3</td>
</tr>
<tr>
<td>684 sqm (7,363 sqft)</td>
<td>480 sqm (5,169 sqft)</td>
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<tr>
<td>B4</td>
<td></td>
</tr>
<tr>
<td>684 sqm (7,363 sqft)</td>
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</tbody>
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**Terms**

Terms and availability are available upon request.

The units, or parts thereof are offered by way of new Full Repairing and Insuring leases on terms to be agreed.

Further phases of development are proposed at Kingmoor Park North, in addition Design & Build options can be accommodated elsewhere across Kingmoor Park.

**Service Charge**

A service charge will be levied to cover the cost of the repair and maintenance of the common parts of the estate, including estate roads and landscaping and for the provision of 24 hour security.

**Legal Costs**

Each party to be responsible for their own legal costs.