

# Carigiet Cowen

  
KINGMOOR  
PARK  
CARLISLE

# TO LET OR MAY SELL

## OFFICE 100 BRUNTHILL ROAD KINGSTOWN INDUSTRIAL ESTATE, CARLISLE CA3 0EH



### Office Description

**Office 100** is located off Brunthill Road as shown edged red on the attached plan. The property benefits from excellent access to the M6/M74 motorway and the A689(W) or Carlisle Northern Development Route which provides direct vehicular access to West Cumbria and the Energy Coast (Sellafield) beyond.

**Office 100** comprises a two storey brick built office facility under a pitched profile steel sheet roof. Internally the offices have been fitted out to provide both open plan and private office accommodation.

Other key features of the accommodation include:

- Flexible floor plates
- Ground floor entrance / reception area
- Suspended ceilings with recessed CAT 2 lighting
- Extensive data cabling coverage
- Meeting room facilities
- Fire and intruder alarm systems
- 50no. on site car parking spaces

**Office 100** has an Energy Performance Asset Rating of D - 85

### Accommodation

Ground Floor	485.28 sq m	5,224 sq ft
First Floor	394.75 sq m	4,250 sq ft
<b>Total Gross Internal Area</b>	<b>880.03 sq m</b>	<b>9,474 sq ft</b>

### Lease Terms

**Office 100** is available as whole, as it stands by way of a new full repairing and insuring lease for a term of years and at a rent to be agreed.

**Alternatively**, the Landlord would consider sub-division to create smaller suites and/or undertaking an agreed refurbishment to meet the specific requirements of an incoming tenant(s) subject to appropriate rental and lease terms being agreed.

### Sale Price

Offers are invited in the region of **£750,000** for the long leasehold interest in **Office 100**.

The property is held on the residue of a 99 year ground lease with effect from April 2008.

# Carigiet Cowen



# TO LET OR MAY SELL

## OFFICE 100 BRUNTHILL ROAD KINGSTOWN INDUSTRIAL ESTATE, CARLISLE CA3 0EH

### 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. There are over half a million residents within a one hour drive time of the City.

Kingstown Industrial Estate is regarded as one of the best and most well established industrial estates in Cumbria. The Estate is both highly visible and accessible being located adjacent to J44 of the M6, some 2.5 miles north of the city centre itself. Major occupiers located on Kingstown include Eddie Stobart Group, and other well known distribution companies such as TNT, Yodel, DHL and Parcel Force. As well as being home to a wide range of manufacturing, trade counter and service related occupiers along with main franchise car dealerships including Audi, BMW/Mini, Peugeot and Jaguar.

**Office 100** is located off Brunthill Road as shown edged red on the attached plan. The property benefits from excellent access to the M6/M74 motorway and the A689(W) or Carlisle Northern Development Route which provides direct vehicular access to West Cumbria and the Energy Coast (Sellafield) beyond.

### Travel time

West Coast Main Line with direct trains to:  
London Euston in just over 3 hours,  
Manchester in just over 2 hours; and  
Edinburgh, Glasgow and Newcastle upon Tyne in just over 1 hour.

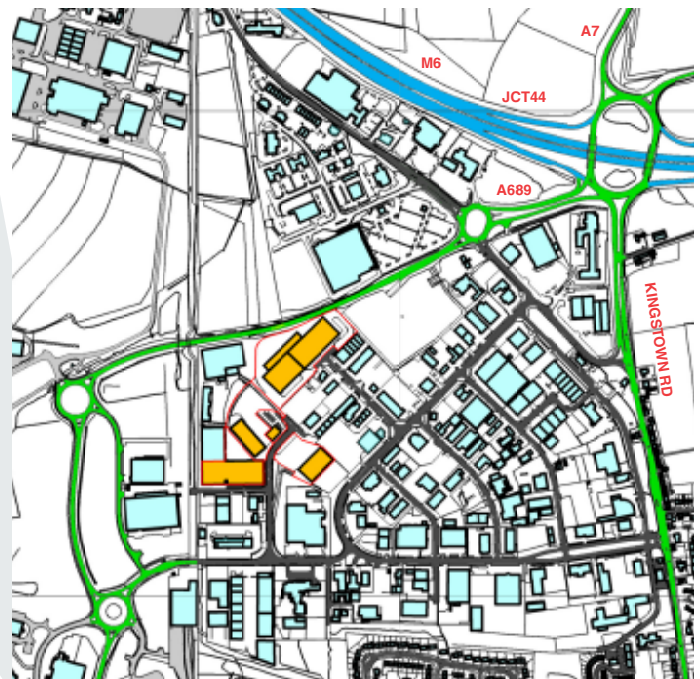
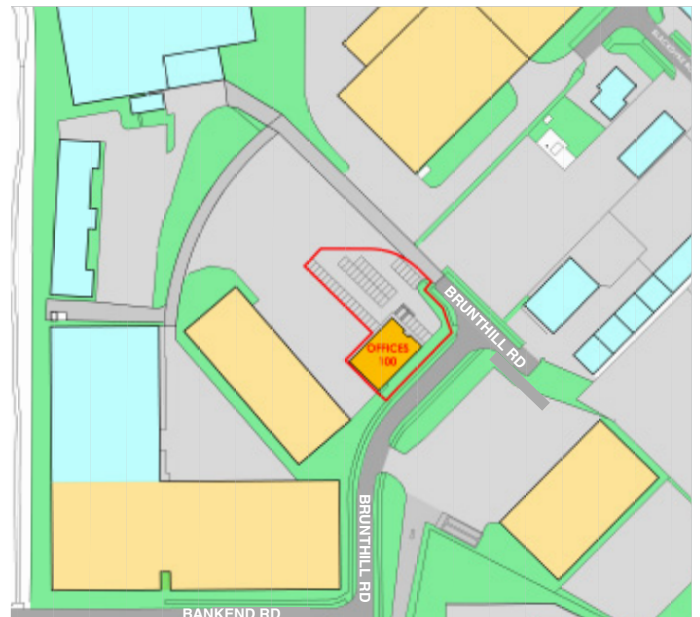
Birmingham: 195 miles	London: 317 miles
Edinburgh: 96 miles	Manchester: 119 miles
Glasgow: 94 miles	Newcastle: 59 miles
Leeds: 124 miles	

### Contact

For further information on these or any other Kingmoor Park opportunities please contact:

**Carigiet Cowen**  
**Richard Percival**  
01228 635006 | rpercival@carigietcowen.co.uk  
www.carigietcowen.co.uk

**Kingmoor Park Properties**  
01228 674114 | info@kingmoorpark.co.uk  
www.kingmoorpark.co.uk



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.

Carigiet Cowen Regulated by RICS