

2800/RP

On the instructions of Dundee Tyres

CARLISLE

CARLISLE AIRPORT INDUSTRIAL ESTATE

TO LET

HIGH BAY WAREHOUSE WITH SECURE CONCRETE YARD



LOCATION

The property is located just off the A689 Carlisle to Brampton road adjacent to Carlisle airport and is approximately 5 miles to the east of Carlisle city centre and a similar distance from Junction 44 of the M6 motorway.

Adjacent occupiers include John Deere Forestry and the System Training Group.

DESCRIPTION

The property comprises a detached high bay warehouse of steel lattice frame construction with block work walls to a height of approximately 3 metres. At present the unit has high level glazing above and profile cladding to the roof line. Externally, works are currently underway to provide 3 no. 5 metre high roller shutter doors along the eastern elevation of the building and thereafter it is proposed that the walls will be reclad from ground to roof level in modern plastisol coated profile steel sheet cladding. The gable elevations of the building and the pitch roof have already been reclad.

The property has a clear eaves height of **7.95 m (26 ft)**.

Externally, the property benefits from a large, securely fenced and gated concrete surfaced yard.

ACCOMMODATION

Gross Internal Area	1,556 sq m	(16,750 sq ft)
External yard area circa	2,132 sq m	(0.53 acres)

DEVELOPMENT OPTIONS

The property, hatched blue on the attached OS extract plan, forms part of a larger site owned by our client which extends in total to some 1.83 ha (4.52 acres). It would therefore be possible to consider providing an extended or larger new build facility or facilities if required.

SERVICES

Mains supplies of water and electricity (3 phase) are available to the property. Drainage is via a septic tank.

RATING

According to the Valuation Office Agency website, the property has a 2010 List Rateable Value of £27,250. The national non domestic rate in the £ for the current (2010/2011) rate year is 41.4p.

Interested parties should make their own inquiries of Carlisle City Council, Business Rates Department.

LEASE TERMS

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed at an asking rental of **£79,500 pa exclusive**.

LEGAL COSTS

The ingoing tenant will be responsible for a contribution towards the landlord's reasonable costs in connection with the granting of a new lease.

VAT

Rentals are exclusive of VAT where applicable.

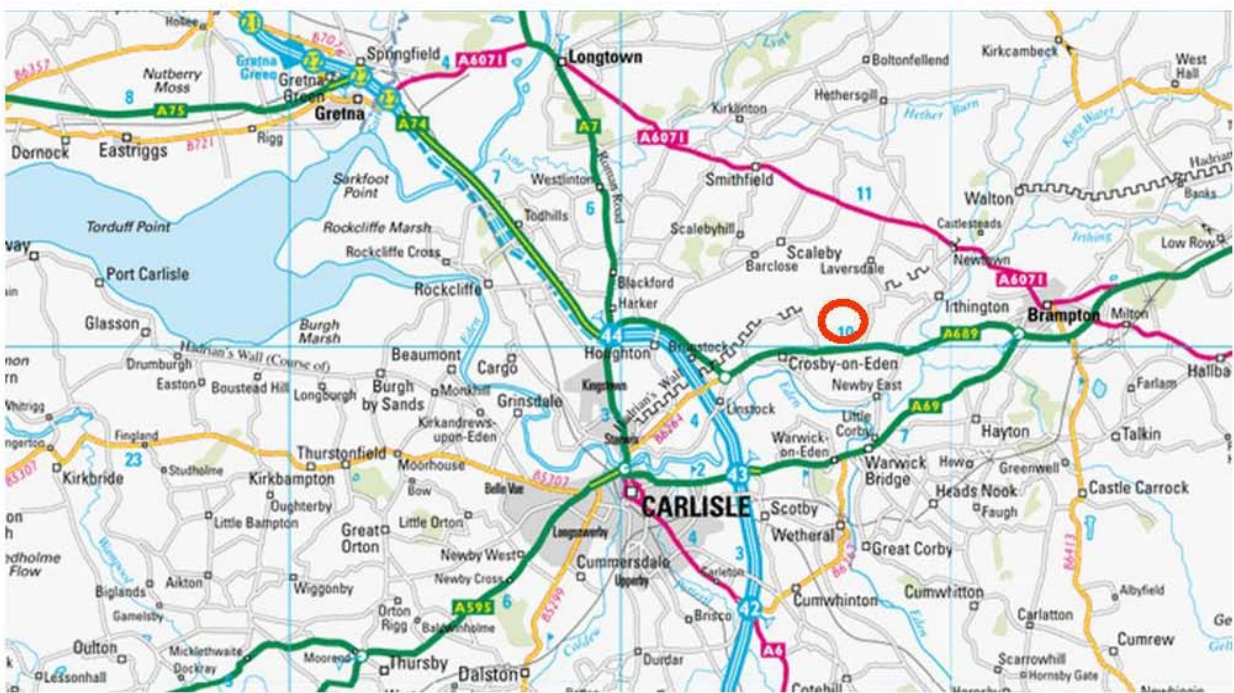
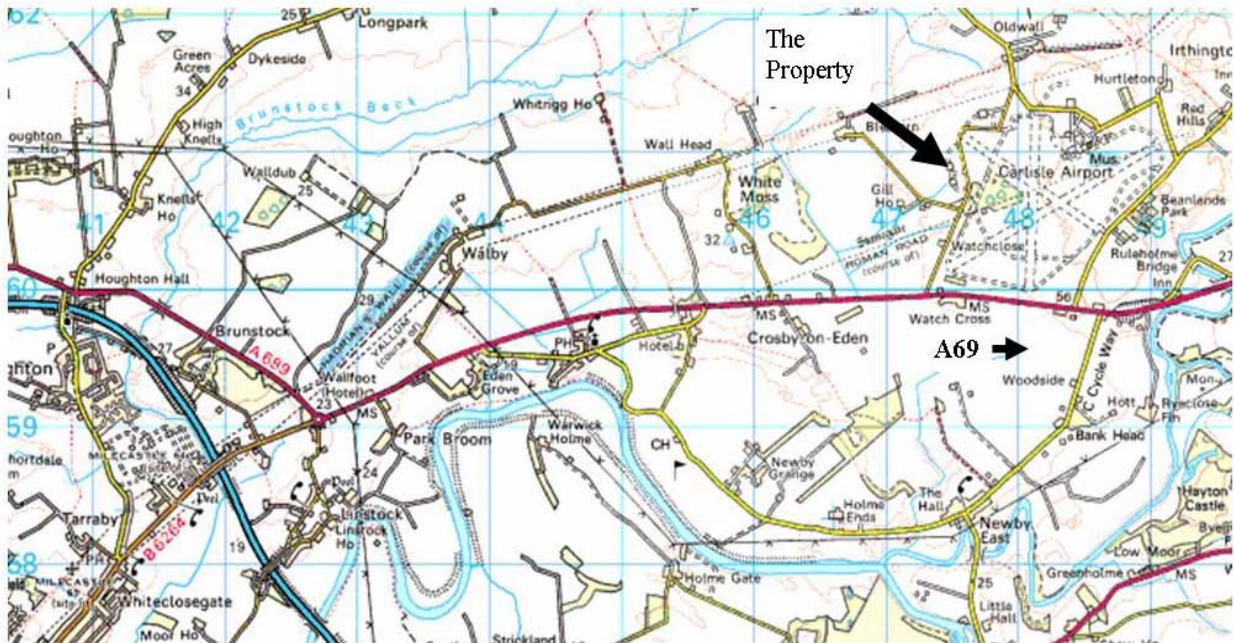
VIEWING

Strictly by arrangement with the sole agents Carigiet Cowen, telephone 01228 544733.

Details amended

April 2010





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;
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