

**TO LET** 134.5 sq m (1,448 sq ft)

7609/RP

## **UNIT 1, SITE 12A - KINGSTOWN BROADWAY** **KINGSTOWN INDUSTRIAL ESTATE, CARLISLE, CA3 0HA**



### **LOCATION**

Kingstown Broadway is the main route through the Kingstown Industrial Estate providing a link from the Kingstown Road ( A7 ) to Parkhouse Road. It is less than 0.25 miles south of the M6 motorway at J44 and the A689

**Unit 1** is located on the corner of Kingstown Broadway and Parkhill Road. Nearby occupiers include Graham (Commercial) Ltd, Auto Tech, Scot JCB Ltd, Audi and Lloyd Agriculture & Lawn & Leisure.

### **DESCRIPTION**

**Unit 1** comprises a end terraced single storey rectangular shaped unit of block and traditional brick construction. The front of the unit benefits from a concertina shutter door. The unit provides largely open plan workshop/ warehouse space. There are also a number of internal offices/ secure storage areas.

### **ACCOMMODATION**

Useable Floor Area 134.5 sq m (1,448 sq ft)

### **SERVICES**

We understand that water, gas and electricity (3-phase) are connected to the property.

### **TERMS**

Available **TO LET** by way of a new lease, at a rent of **£14,500 per annum** exclusive. The unit is immediately available.

### **RATEABLE VALUE**

The Valuation Office Agency website describes the property as Workshop and premises with a 2023 List Rateable Value of £8,300.

**RATES FREE** for qualifying occupiers

### **ENERGY PERFORMANCE CERTIFICATE**

**Unit 1** has an Energy Performance Asset rating of D-92.

### **COSTS**

Each party will be responsible for their professional and legal costs incurred. Subject to covenant strength, a rental deposit may be required.

### **VAT**

We are advised that the property is VAT elected, and therefore VAT is payable on the rent.

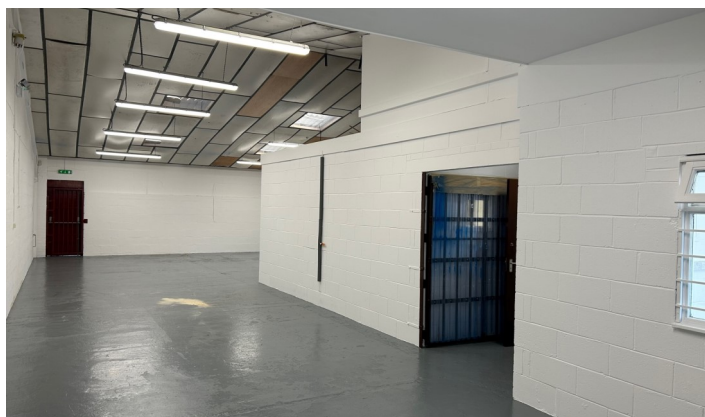
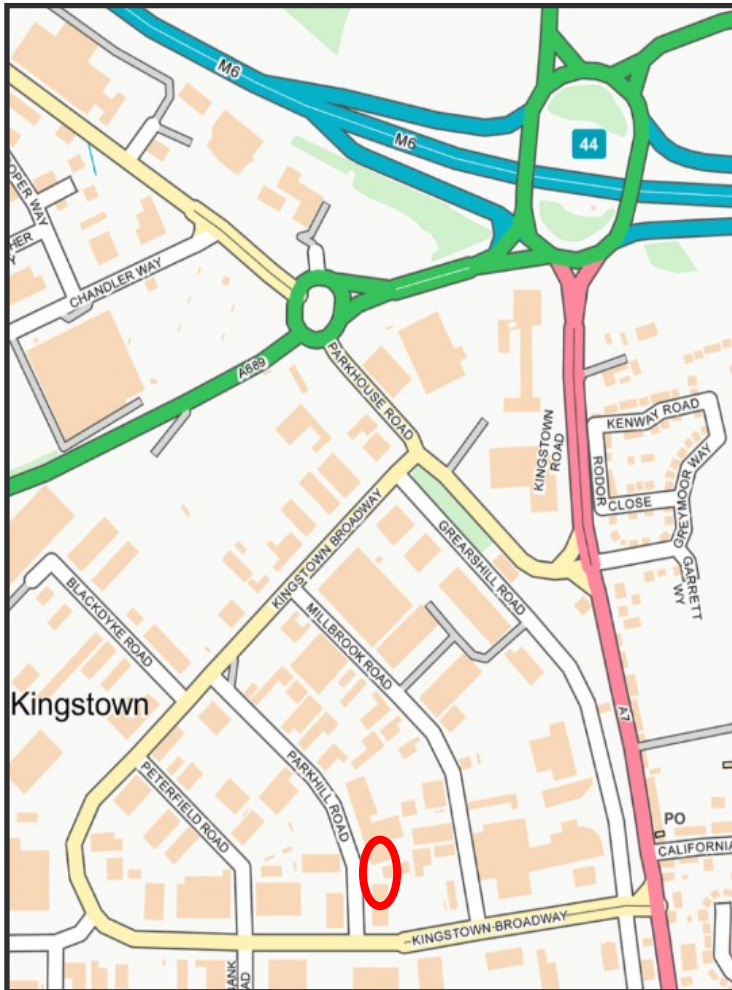
### **VIEWINGS**

Strictly by appointment with the sole agent, Carigiet Cowen. For further information please contact:-

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**Details Amended:** April 2025



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