

3649/RP

CARLISLE

**SITE 29 PARKHILL ROAD
KINGSTOWN INDUSTRIAL ESTATE**

FOR SALE

INDUSTRIAL COMPLEX

2047.76 sq m (22,042 sq ft)



LOCATION

The property is situated on the popular Kingstown Industrial Estate, approx 2 miles north of Carlisle city centre and less than 0.5 miles from Junction 44 of the M6 motorway where it links with the M74 to Glasgow and the A7 to Edinburgh. There is also good access to the A69 Trunk Road to Newcastle upon Tyne.

The property is located on Parkhill Road, just off Kingstown Broadway. Nearby occupiers include Carrs Billington, Graphix Signs, North East Truck & Van, Crosslings.

For identification purposes only, the property is shown edged red on the attached OS extract.

DESCRIPTION

The property comprises two interconnecting steel portal framed industrial buildings, with offices to the front and a further detached workshop/warehouse building to the side. There is a large concrete surfaced yard area to the rear with further concrete surfaced and compacted hard core surfaced parking areas to the front and side of the building for approx 30 vehicles.

The main building comprises a steel portal framed unit with brick/blockwork walls to a dado level and profile steel sheet cladding above, under a pitched corrugated asbestos cement sheet roof. This unit benefits from a 6.3 tonne overhead crane covering 50% of the workspace and has an eaves height of 4.2m (13'9").

The second building is of similar construction and is currently used as stores, together with internal offices, a canteen, WC's and ancillary facilities. This unit also has a 1.6 tonne crane with an eaves height of 3.1m (10'2"). There is an additional single storey office block to the front of this building of brick construction, under a flat felt roof which provides a reception, open plan offices and male & female WC facilities.

The third building is a more modern industrial unit, again of steel portal frame construction, with brick/block work walls to a dado level with a profile metal sheet cladding above, and to the pitched roof, and currently accommodates a welding and paint shop facility. The unit benefits from a 4.5 tonne overhead crane and has an eaves height of 2.8m (9'2").

ACCOMMODATION

The property has a gross internal floor area of:

2047.76 sq m (22,042 sq ft)

Comprising:

Main Building 1 (workshop)	1065 sq m	(11,464 sq ft)
Building 2 (stores)	312.72 sq m	(3366 sq ft)
Offices/staff	211.93 sq m	(2281 sq ft)
Mezzanines	42.83 sq m	(461 sq ft)
Building 3 (welding/paintshop)	415.28 sq m	(4470 sq ft)

TOTAL SITE AREA circa 0.40 ha (1 acre)

SERVICES

Mains water, electricity and drainage are connected to the property.

Heating is provided to the 3no. main buildings is via oil fired warm air blowers

RATING

The Valuation Office Agency website specifies that the Rateable Value is £49,500. The National Non-Domestic Rate for the current (2010/2011) rate year is 41.4p in the £.

TENURE

The property is held by way of a 99 year ground lease with effect from 1st July 1971. The current rent is £11,000 p.a. The next review being in July 2013 and on a 21 year basis thereafter.

PRICE

Offers in the region of **£550,000** are invited for the long leasehold interest in the property. Alternatively, consideration may be given to a single letting of the entire site and premises.

VAT

All prices quoted are exclusive of VAT where applicable.

VIEWING

Strictly by appointment with the sole agent Carigiet Cowen.

Details Revised:

April 2010

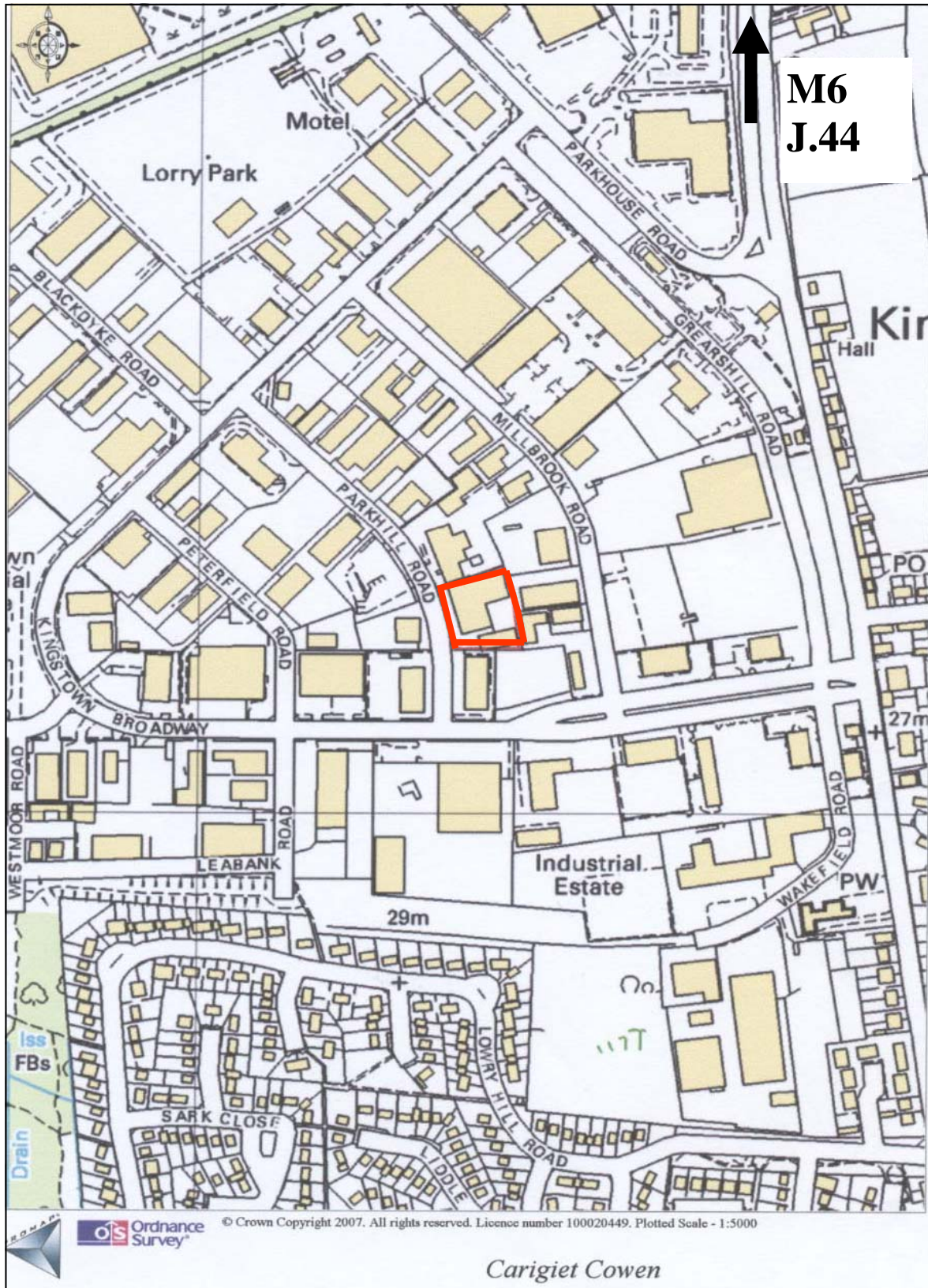


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