

3528/RP

## CARLISLE

UNIT 16 WILLOWHOLME ROAD  
WILLOWHOLME IND ESTATE

WAREHOUSE/WORKSHOP & OFFICES

11,991 SQ FT (1113.91 SQ M)

**TO LET (MAY SELL)**

### LOCATION

The property is centrally located within the well established Willowholme Industrial Estate. Other nearby occupiers include Stagecoach, Tarmac, A Plant and JJ Nichol. The estate is less than 1 mile from Carlisle city centre, accessed via the A595 trunk road, which is the main arterial road leading into the city from the west. Access to the M6 motorway is either at Junction 44 to the north or Junction 43 if travelling south or east.

### DESCRIPTION

The property comprises a detached single storey warehouse building of steel frame construction with brick infill walls. The building is arranged as two separate warehouse areas with an internal link. Both units have an eaves height of circa 4.85m (15'11") although the clear height is slightly lower due to hanging fluorescent strip lighting and overhead radiant heaters.

Vehicular access to both units is via large full height sliding steel concertina doors. In addition, the front unit has 2 no. dock level "type" doors which necessitate the use of ramps internally.

There is a single storey office block providing staff and ancillary accommodation.

Externally there are concrete surfaced yards to the front and side of the building providing approximately 25 car parking spaces. The whole site is securely fenced and there are potentially two gated access/exit points onto Willowholme Road, although only one is in use.

### ACCOMMODATION

Warehouse 1	2976 sq ft	276.45 sq m
Covered link	318 sq ft	29.5 sq m
Warehouse 2	7006 sq ft	650.90 sq m
Office block	1691 sq ft	157.06 sq m

### Total Gross Internal Floor Area

11,991 sq ft      1,113.91 sq m

**\* REVISED RENT\***



### SERVICES

Mains electricity (3 phase), water, gas and drainage are laid on to the property.

### RATEABLE VALUE

From the Valuation Office Agency web site we note that the property has a Rateable Value of £18,750. The National Non Domestic rate for the current (2010/2011) rate year is 41.4p in the £.

### LEASE TERMS

The property is available to let on a new full repairing and insuring basis for a term of 5 years or multiples thereof. Consideration may be given to sub-dividing the property if required.

### RENT

**£37,500 pa** for whole. Rent on application for part.

### SALE PRICE

On application.

### VAT

All figures quoted are exclusive of VAT.

### COSTS

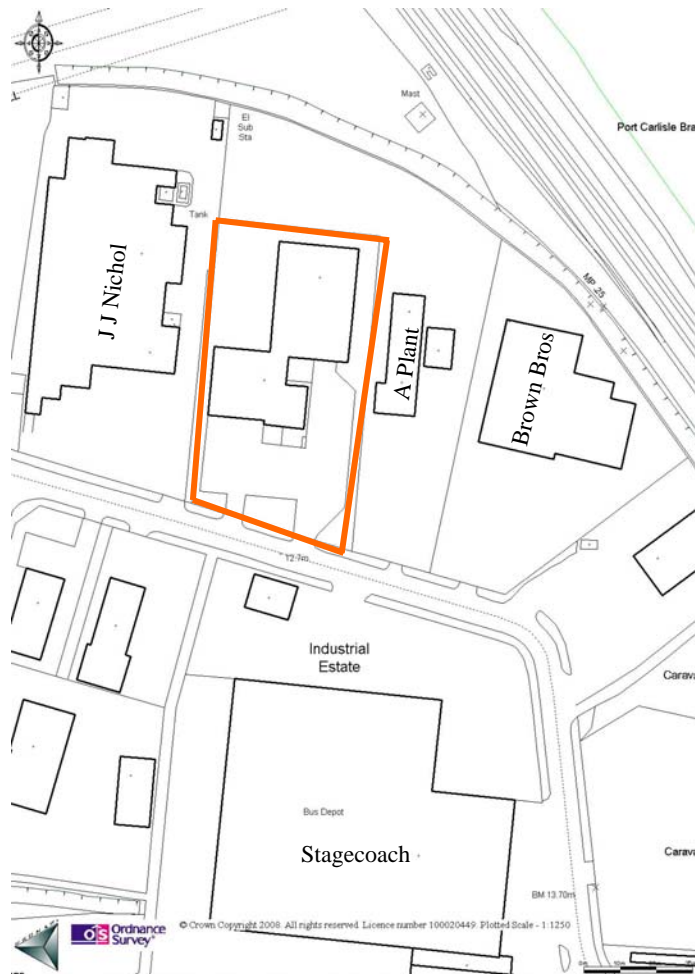
Each party to bear their own legal costs incurred in the transaction.

### VIEWING

By appointment through 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;

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.