

4817/RP



## TO LET

**UNIT E** KINGMOOR PARK NORTH  
KINGMOOR PARK, CARLISLE CA6 4SH



### **5 BAY WAREHOUSE UNIT 38, 800 sq ft (3,606 sq m)**

Qualifying occupiers can benefit from **RATES FREE** for up to 5 years

#### 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. Kingmoor Park is the premier business park/industrial estate within the city comprising over 2,000,000 sq ft of existing buildings in 400 acres of landscaped grounds. Kingmoor Park is located 2.5 miles north of Carlisle city centre, adjacent to the M6 at Junction 44.

**Unit E** is situated on Kingmoor Park North, as shown edged red on the attached plan, and benefits from excellent access to both the M6/M74 and the nearby Kingstown Industrial Estate.

Occupiers already located at Kingmoor Park include Edinburgh Woollen Mill, Vodafone, UPS, GeoPost/DPD, DHL and ATL.

#### DESCRIPTION

**Unit E** is a fully refurbished detached 5 bay unit of steel portal frame construction. The property is clad in modern profile sheeting to the walls and pitched roofs, which incorporate good levels of roof lighting. Vehicular access to the unit is via 4 no. electrically operated sectional up and over level loading doors. The unit has a clear eaves height of 7.2m (23' 6").

Externally, there are car parking and service yard areas to the front and rear elevations.

## ACCOMMODATION

**Gross Internal Area 38,800 sq ft (3,606 sq m)**

## SERVICES

Mains gas, water, electricity (3 phase) and a connection to the Kingmoor Park drainage system are laid on.

## LEASE TERMS

**Unit E** is available by way of a new full repairing and insuring lease for a term of years to be agreed, at a rent based on **£3.95 per sq ft per annum** exclusive.

## SERVICE CHARGE

A service charge will be levied to cover the cost of the repair and maintenance of the common parts of the estate, including estate roads, landscaping and the provision of 24 hr security.

## RATING

The Valuation Office Agency website describes **Unit E** as Warehouse and Premises with a 2017 List Rateable Value is £88,500. The national non-domestic rate (NND) for the current (2019/2020) rate year is 50.4p in the £.



### *RATES FREE*

**Unit E** is located within an area in which qualifying companies can benefit from Business Rates discounts of up to £275,000 over a 5 year period.

Based on the current RV and NND rate in the £, this would result in *Zero Business Rates* being payable for **Unit E** for the next 5 years.

## VAT

**Unit E** is registered for VAT and VAT will be charged on rent and other outgoings.

## LEGAL COSTS

The ingoing tenant is to be responsible for a contribution towards the landlord's legal costs incurred in any letting.

## VIEWINGS

Strictly by appointment with the sole agent Carigiet Cowen or Kingmoor Park Properties. Contact:-

Richard Percival 01228 635006

[rpercival@carigietcowen.co.uk](mailto:rpercival@carigietcowen.co.uk)

Mike Beales 01228 544733

[mikebeales@carigietcowen.co.uk](mailto:mikebeales@carigietcowen.co.uk)

**Details Revised  
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