UNIT 5, KINGSTOWN INDUSTRIAL ESTATE

Site 24, Brunthill Road, Carlisle, CA3 0EH

MID-TERRACE INDUSTRIAL/TRADE UNIT WITH OFFICES

595.17 SQ M (6,406 SQ FT)



TO LET

Bradley Hall

DESCRIPTION

The property comprises a mid-terrace warehouse of steel portal frame construction with ancillary office accommodation. The exterior is finished with metal profile cladding, and the pitched roof incorporates approximately 10% translucent skylights, providing good natural light to the warehouse areas.

The ancillary office space is positioned at the front of the unit, while male and female WCs are located to the rear. Externally, the property benefits from dedicated staff and customer parking at the front of the building.

The warehouse is serviced by two electric loading doors, offering operational flexibility and efficient goods movement. The unit is fully racked, and an incoming occupier may benefit from the existing racking configuration if required. Incandescent lighting is installed throughout the warehouse.

KEY SPECIFICATION

- Eaves Height:
  - 4.73 to Haunch
  - 7.37m to apex
- Three-Phase Electricity
- Two electric up and over loading doors
- Approximately 10% Rooflights
- Fully racked (can be removed on request).
- WC facilities
- Dedicated parking
- Alarm system

USE

B2/B8 Industrial & Trade.

EPC RATING

C59



DESCRIPTION	SIZE (SQ M)	SIZE (SQ FT)
Warehouse	579.51	6,237
Office	15.66	169
TOTAL	**595.17**	**6,406**

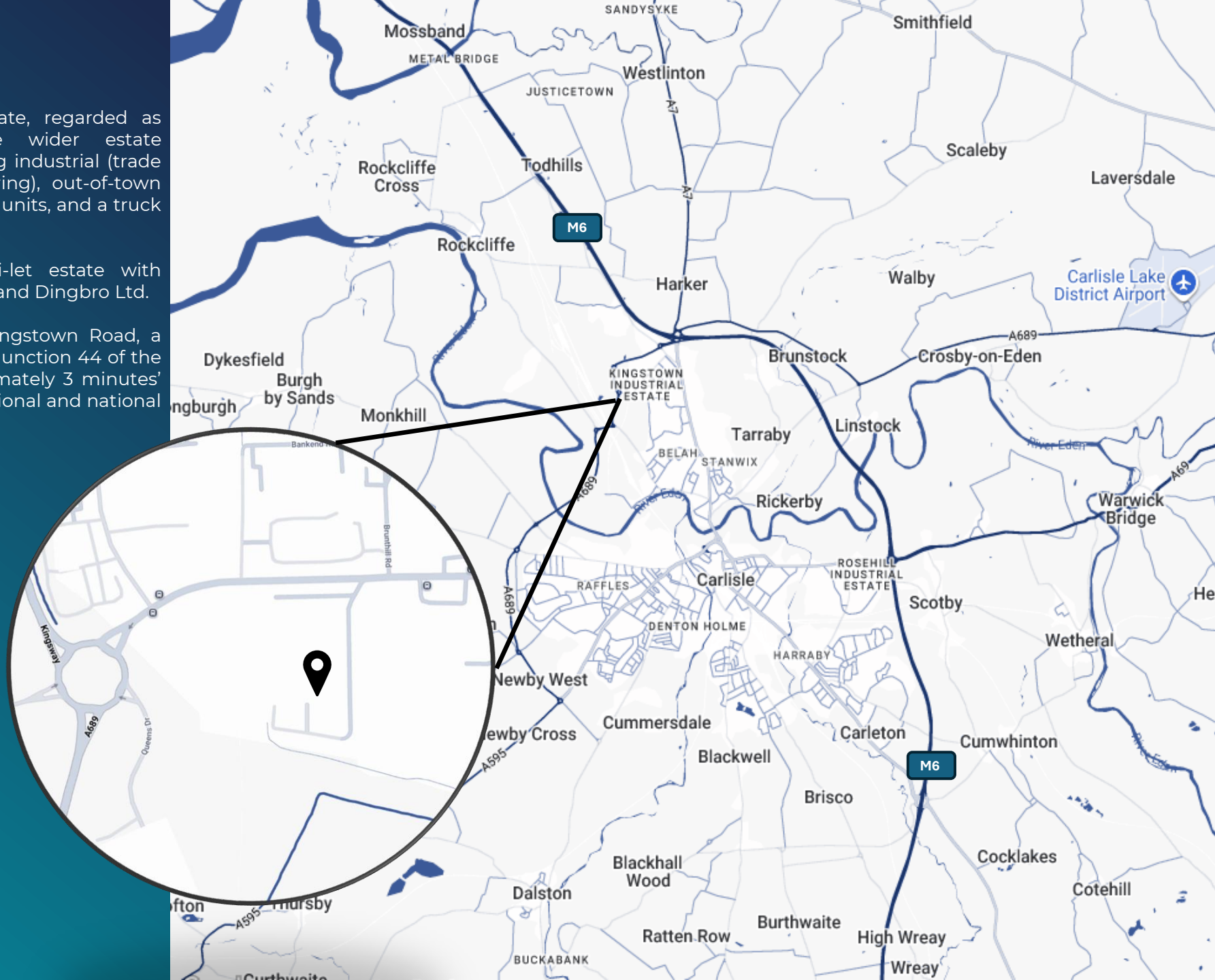
LOCATION

The property is situated on Kingstown Estate, regarded as Carlisle's prime commercial estate. The wider estate accommodates a diverse mix of uses, including industrial (trade counter, warehouse/logistics, and manufacturing), out-of-town retail, roadside uses (car showrooms, drive-thru units, and a truck stop).

The unit forms part of a popular multi-let estate with neighboring occupiers including DHL, Eurocell and Dingbro Ltd.

The unit is conveniently access to the A7 Kingstown Road, a major route connecting Carlisle City Centre to Junction 44 of the M6 motorway. Junction 44 is located approximately 3 minutes' drive from the property, providing excellent regional and national connectivity.

ROAD	
Carlisle	2.7 miles
Newcastle-Upon-Tyne	57.1 miles
Glasgow	93.2 miles
Leeds	112 miles
Manchester	115 miles
Liverpool	119 miles
RAIL	
Carlisle Railway Station	2.8 miles
AIR	
Newcastle International Airport	55.2 miles



TERMS

The quoted rent is £41,600 per annum for a term of years to be agreed.

VAT

All figures quoted are exclusive of VAT and payable where applicable.

RATING

We understand from the VOA website that the rates payable are £12,850 per annum. Please note this guide only and interested parties should make their own enquires with the local rating authority.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required

from the successful tenant.

VIEWING

Please contact to arrange a viewing or for further information regarding the premises.

CONTACT

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Bradley Hall



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