



42,195 sq. ft WAREHOUSE TO LET
AVAILABLE IMMEDIATELY

UNIT D \ KINGMOOR PARK SOUTH \ J44 \ CARLISLE \ CA6 4RD

kingmoorpark.co.uk



- Available at a rent of £275,000 per annum
- Large warehouse premises adjacent to the A689 Carlisle Northern Bypass
- Excellent links to the M6 and Kingstown Industrial Estate
- Secure loading bay area, with front, side, and rear yard space
- Dedicated staff parking, including overflow car park

PROPERTY
HIGHLIGHTS





Comprising over 2,000,000 square feet of industrial and office space, Kingmoor Park is the premier industrial estate to Carlisle. Located approximately 2.5 miles north of Carlisle City Centre, and adjacent to Junction 44 of the M6.

Unit D is located on Kingmoor Park South, prominently positioned directly adjacent to the A689 Bypass, and quarter of a mile from Kingstown Industrial Estate.

Neighbouring occupiers include Edinburgh Woollen Mill, Vodafone, Gen 2 and Sytner Mercedes.



UNRIVALLED
LOCATION

DESCRIPTION

The property is a 5 bay steel portal frame constructed warehouse. The property is clad in profile metal sheeting to the walls and pitched roofs incorporating good levels of roof lighting. Office, canteen and ancillary facilities are provided by way of a two-storey integral office block.

Vehicular access is via 12 no. electrically operated roller shutter doors in the south elevation, with 4 no. dock level loading doors in the northern elevation under a covered loading bay area. The unit has an eaves height of 5.4 metres.

Externally there is ample staff car parking and an extensive yard area accessed via electronically operated security gates.

SERVICES

The property benefits from gas, water, 3-phase electricity, and connection to the Kingmoor Park drainage system.

ACCOMODATION

Gross Internal Area: 42,195 sq ft (3,920 sq m)

Comprising:

Internal offices over two floors, including open plan offices, meeting rooms and private offices providing an approximate Net Internal Area of 5,900 sq ft (548 sq m)

Additional loading bay: approximately 1,263 sq ft (117 sq m)

The whole site extends to approximately 3.5 acres, including 0.25 acre overflow car park.

LEASE TERMS

The property is available by way of a new Full Repairing and Insuring lease for a term to be agreed, at a rent of £275,000 per annum exclusive.

SERVICE CHARGE

A service charge is levied in respect of the repair and maintenance of the common areas of the estate including landscaping, estate road repairs, and security.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating Assessment of C58, and a copy of the Energy Performance Certificate can be provided on request or found on www.gov.uk.



VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

The property has a Rateable Value of £142,000. Prospective tenants should confirm the rates payable with Cumberland Council.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in the preparation of the lease documentation.

VIEWINGS

Strictly by appointment only via Kingmoor Park Properties Ltd, and contact:
Andrew Carigiet
01228 674114
Andrew.Carigiet@kingmoorpark.co.uk

DETAILS PREPARED

July 2024



Kingmoor Park is fast becoming a leading sustainable business park by enabling multi-sourced energy provision to all our occupiers.

The second stage of the solar farm is now complete and able to deliver 75% of occupiers' energy needs. The final 25% of energy demand can all be met by REGO backed electricity or carbon neutral gas.



COMMITTED TO
SUSTAINABILITY

ACCESS MARKETS NORTH AND SOUTH

Kingmoor Park sits at the terminus of the 4.5 hour HGV drive time from Birmingham, making it the natural break point for journeys from the Midlands to Scotland

LOCATION

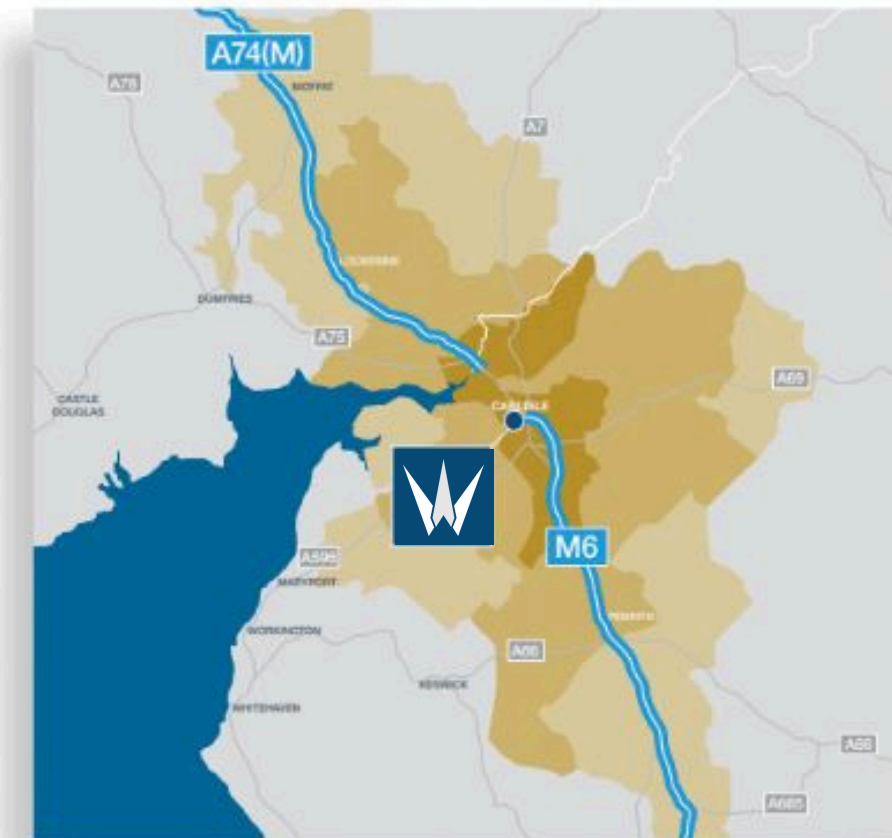
HGV DRIVE TIMES

City	Miles	Time
Glasgow	92	1 hr 31 mins
Edinburgh	95	1 hr 58 mins
Newcastle	61	1 hr 15 mins
Liverpool	127	2 hr 16 mins
Manchester	123	2 hr 10 mins
Leeds	131	2 hrs 25 mins
Sheffield	161	2 hrs 54 mins
Birmingham	200	3 hrs 28 mins

Port	Miles	Time
Workington	37	52 mins
Port of Tyne	68	1 hr 31 mins
Teesport	99	1 hr 57 mins
Glasgow	112	1 hr 51 mins
Liverpool 2	124	2 hr 46 mins



45 MINUTE DRIVE TIME



Up to 15 minutes	97,467 PEOPLE
Up to 30 minutes	170,102 PEOPLE
Up to 45 minutes	218,267 PEOPLE

For more demographics

