



TRADE COUNTER / OFFICE / WORKSHOP 3,100 SQ FT

Rent: £20,000 Per Annum

Site 37 Millbrook Road
Kingstown Industrial Estate
CARLISLE
Cumbria
CA3 0EU

- HIGHLY ACCESSIBLE COMMERCIAL SPACE
- CURRENTLY USED AS OFFICE & STORAGE SPACE
- GENEROUS CAR PARKING + YARD SPACE
- IMMEDIATELY AVAILABLE

Location

Site 37 is prominently located on Millbrook Road, close to its junction with Kingstown Broadway with good access to the wider Estate and road network. Nearby occupiers include K&S McKenzie Motor Factors, Scot JCB, Calor Gas and Lloyd Motors.

Description

The rear section of Site 37 is of steel portal frame construction with assumed cavity brickwork walls, under a pitched corrugated asbestos cement sheet roof. To the front is an attached single storey office block again, of assumed cavity brickwork construction, under a flat felt covered roof. Internally, the accommodation currently provides a range of office, showroom and storage areas, the majority of which have suspended ceiling tiles. Vehicular access is currently via a single roller shutter door.

Externally, there is a parking area to the Millbrook Road elevation with an additional parking and circulation area along the southern elevation.

Terms

Site 37 is available by way of new full repairing and insuring lease for a term of years to be agreed at a rental of £20,000 pa.

The Landlord would be prepared to undertake refurbishment works to meet any incoming tenant's requirements subject to agreement of suitable terms.

Accommodation

This property has been measured on a gross internal area (GIA) basis and extends to the following approximate areas:

	Sq Ft	Sq M
Floor Area	3,100	287.99
TOTAL	3,100	287.99

Services

Mains water, gas, 3 phase electricity and drainage are connected. Heating is by way of a gas fired central heating system serving panel radiators throughout the building.

Business Rates

The Valuation Office Agency website describes the Site 37 as Workshop & Premises with a 2026 List Rateable Value of £16,000.

Energy Performance Certificate

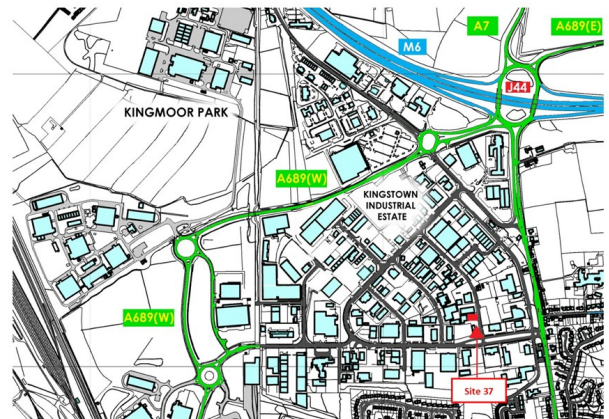
Site 37 has an energy performance rating of D 82

VAT

Rentals quoted are exclusive of VAT where applicable.

Costs

Both parties will bear their own legal and professional costs involved in the transaction.



Viewings

Strictly by appointment with the sole agent, Carigiet Cowen, via prior arrangement. For further information, please contact:

Richard Percival
01228 635006
rpercival@carigietcowen.co.uk

Francesca Marconi
fmarconi@carigietcowen.co.uk