

Unit R9 Kingmoor Park Central

1598 sq ft (148 sq m) Warehouse/Light Industrial Unit



- **Small warehouse premises in a popular industrial estate adjacent to the A689 Bypass**
- **Excellent links to the M6 and Kingstown Industrial Estate.**
- **Two dedicated parking spaces**
- **Suitable for a range of commercial uses subject to planning permission, with no motor trade uses permitted.**
- **Available at a rent of £14,250 per annum exclusive**

Location

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.

R9 is located on Kingmoor Park Central, prominently positioned directly adjacent to the A689 Bypass, and quarter of a mile from Kingstown Industrial estate. Neighbouring occupiers include Clark Door, 2 Sisters Group, Black Magic Car Detailing and Cubby Construction

Description

The property has been constructed to a high specification, to achieve a BREEAM 'Very Good' sustainable standard.

The unit is fully self contained and clad in profile metal composite panels. It also benefits from an electrically operated up and over roller shutter door 5.25m (H) x 5.0 (W), double glazed aluminium pedestrian entrance and two allocated parking bays.

Services

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

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LEASE TERMS

The premises are available by way of a full repairing lease for a term of years to be agreed at a rent of £14,250 per annum exclusive.

RATEABLE VALUE

The property has a Rateable Value of £11,750
Prospective tenants should check the exact rates payable with Cumberland Council.

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 hour security.

ENERGY PERFORMANCE CERTIFICATE RATING

The property has an Energy Rating Assessment of B30, 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.

LEGAL COSTS

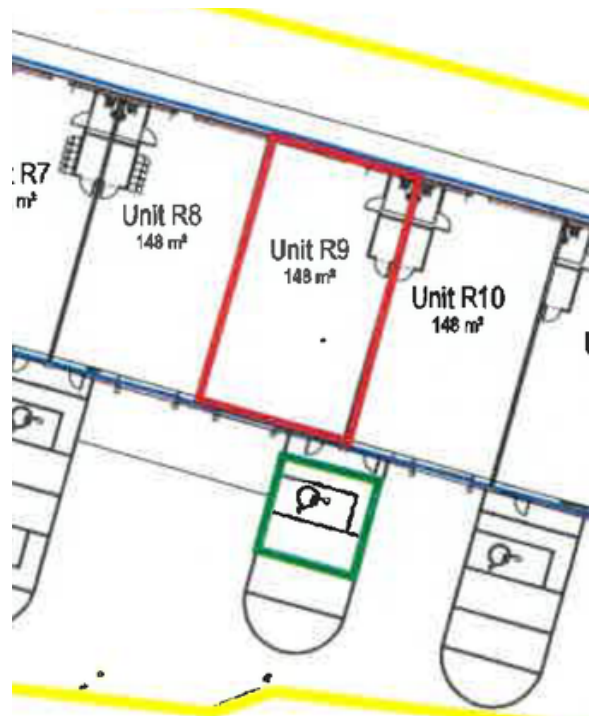
Each party shall be responsible for their own legal costs incurred in the preparation of the lease documentation.

VIEWINGS

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

DETAILS PREPARED

May 2026



IMPORTANT NOTICE

Kingmoor Park Properties give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
3. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.