

Unit P6 Kingmoor Park Central

1,550 sq ft (144 sq m) Warehouse/Light Industrial Unit



- Available to let from April 2026
- Small warehouse premises in a popular industrial estate adjacent to the A689 Bypass
- Excellent links to the M6 and Kingstown Industrial Estate.
- Three dedicated parking spaces
- Permitted use B2/B8 - other uses would be considered subject to planning permission
- Available at a rent of £13,750 per annum exclusive

Description

The unit is fully self contained and clad in profile metal composite panels with an internal eaves height of 5.5M. It also benefits from an electrically operated up and over roller shutter door 4.65m (H), double glazed aluminium pedestrian entrance and three allocated parking bays.

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.

P6 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, Bunzl, Black Magic Car Detailing and Cubby Construction

Services

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

Unit P6 Kingmoor Park Central

1,550 sq ft (144 sq m) Warehouse/Light Industrial Unit

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 **£13,750** per annum exclusive.

RATEABLE VALUE

The property has a Rateable Value of £10,500 from 1st April 2026.
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 C60, 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

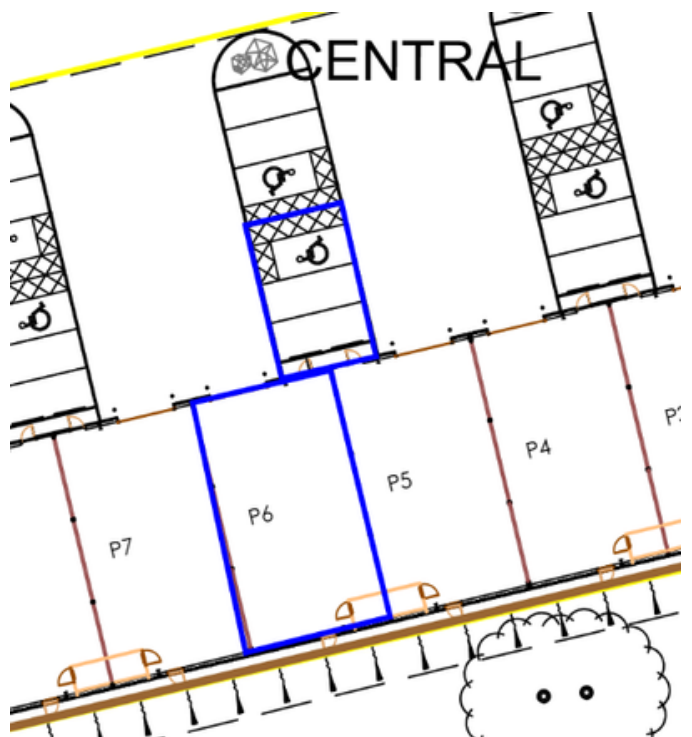
Each party shall be responsible for their own legal costs incurred in the preparation of the lease documentation.

VIEWINGS

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

DETAILS PREPARED

January 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.