

Site 102 Kingmoor Park Kingstown

25,199 sq ft (2,341 m²) Warehouse



- **Large single span warehouse in a popular industrial estate adjacent to the A689 Bypass**
- **Excellent links to the M6 and Kingstown Industrial Estate.**
- **Set on a generous 0.902 hectare (2.22 acre) site**
- **Available at a rent of £125,000 per annum exclusive**
- **Suitable for a variety of uses subject to planning permission.**

Description

This spacious single span warehouse provides versatile accommodation with a minimum eaves height of 5.4m and maximum eaves height of 8.6m, ideal for a range of industrial, storage or leisure uses. The building is accessed via three roller shutter doors, ensuring efficient loading and unloading operations.

Set on a generous 0.902 hectare (2.22 acre) site, the property includes an extensive, tarmac-surfaced yard area, offering ample space for vehicle manoeuvring, loading, and parking.

Location

Kingstown Industrial Estate is regarded as one of the best and most well-established industrial estates in Cumbria. The Estate is both highly visible and accessible being located adjacent to J44 of the M6, some 2.5 miles north of the city centre itself.

Kingstown is home to a wide range of manufacturing, trade counter and service-related occupiers along with main franchise car dealerships.

Site 102 is located off Brunthill Road as shown in red on the map below. The property benefits from excellent access to the M6/M74 motorway and the A689(W) or Carlisle Northern Bypass which provides direct vehicular access to West Cumbria and the Energy Coast.

Services

The property benefits from water and 3-phase electricity.

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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 £125,000 per annum exclusive.

RATEABLE VALUE

The property has a Rateable Value of £97,000. Prospective tenants should check the exact rates payable with Cumberland Council.

ENERGY PERFORMANCE CERTIFICATE RATING

The property has an Energy Rating Assessment of C69, 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

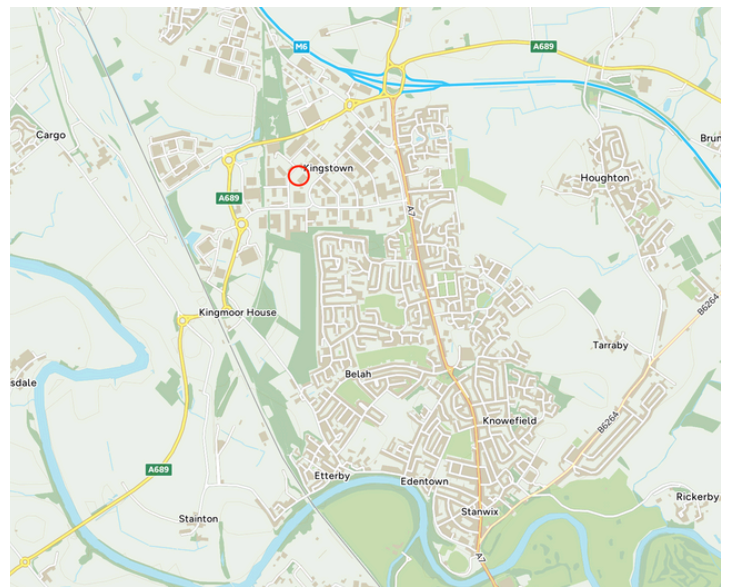
Strictly by appointment only via Kingmoor Park Properties Ltd, and contact:

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DETAILS PREPARED

November 2024



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.