



42,190 sq.ft (3,919 m²) WAREHOUSE TO LET
AVAILABLE SPRING 2026

UNIT B \ KINGMOOR PARK CENTRAL \ J44 \ CARLISLE \ CA6 4RD

kingmoorpark.co.uk



- Available at a rent of £235,000 per annum exclusive
- Large warehouse premises adjacent to the A689 Carlisle Northern Bypass
- Excellent links to the M6 and Kingstown Industrial Estate
- Modern 5-bay industrial unit with 5.82 m eaves, with offices and staff amenities
- Suitable for a range of uses subject to planning permission, including leisure uses
- Multiple ground and dock-level loading doors with 38 dedicated car parking spaces

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 B is located on Kingmoor Park Central, positioned with convenient access to the A689 Bypass and Kingstown Industrial Estate.

Neighbouring occupiers include Cubby Construction, Clark Door, UPS, Bunzl and DPD.



UNRIVALLED
LOCATION

DESCRIPTION

Unit B comprises a 5 bay steel portal frame industrial unit with powder coated profile metal cladding to the external walls and pitched roofs. Office and ancillary accommodation are currently provided by way of internal office space within the warehouse, together with a staff amenity block providing WC accommodation at ground floor, break room and changing room facilities at first floor level.

Vehicular access to the southern elevation is via 2 no. electrically operated ground level loading doors. To the northern elevation there are 5 no. dock level loading doors together with 1 no. smaller dock loader with temporary ramp. Unit B has an internal eaves height of 5.82m (19' 1"). Externally there is car parking for 38 cars along the western elevation of the building.

SERVICES

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

ACCOMODATION

Gross Internal Area: 42,190 sq ft (3,919 sq m)

Comprising:

Warehouse 39,960 sq ft (3,712 sq m)

Battery Charge / Store 470 sq ft (43 sq m)

GF Offices 890 sq ft (82 sq m)

GF Staff Amenities 277 sq ft (25 sq m)

FF Staff Amenities 277 sq ft (25 sq m)

LEASE TERMS

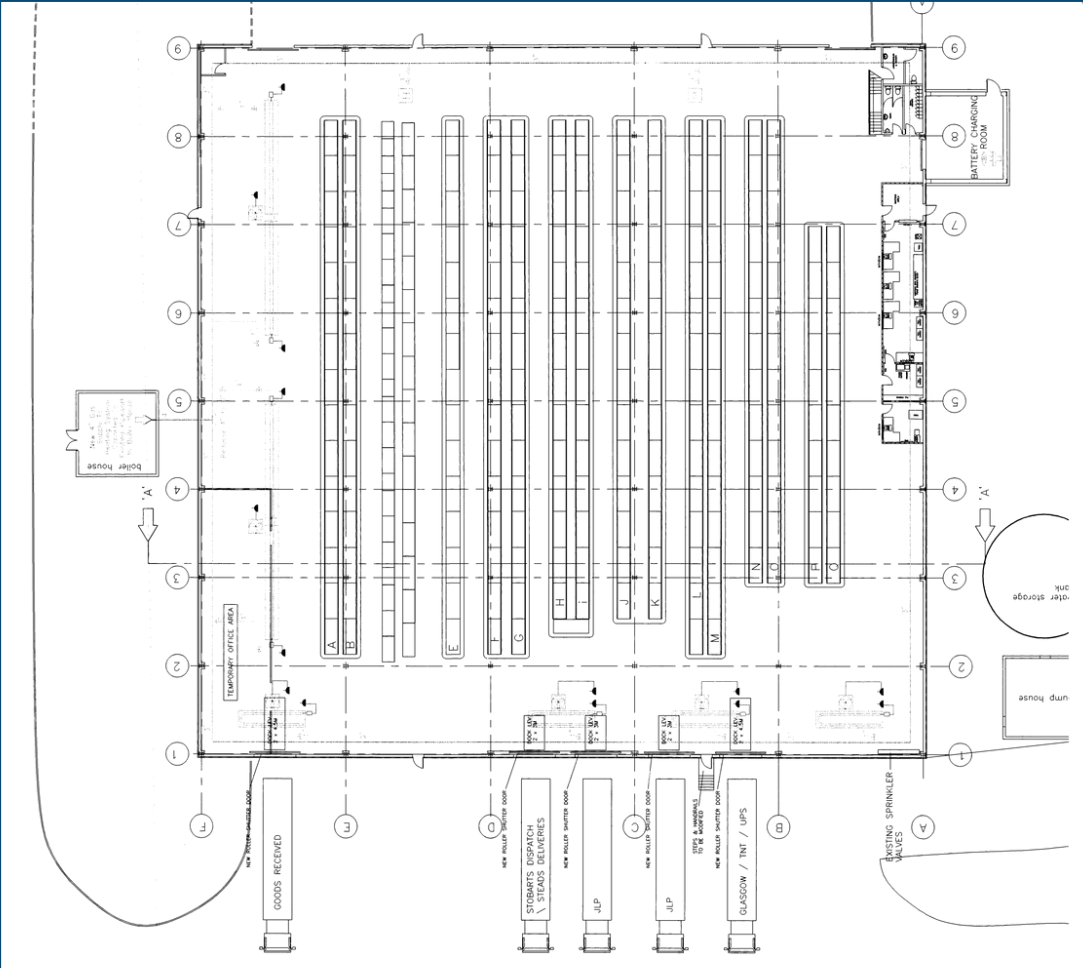
The property is available by way of a new Full Repairing and Insuring lease for a term to be agreed, at a rent of £235,000 per annum exclusive.

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

An EPC has been commissioned and will be available upon request.



VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

Prospective tenants should confirm the rates payable with Cumberland Council on 01228 817200.

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



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

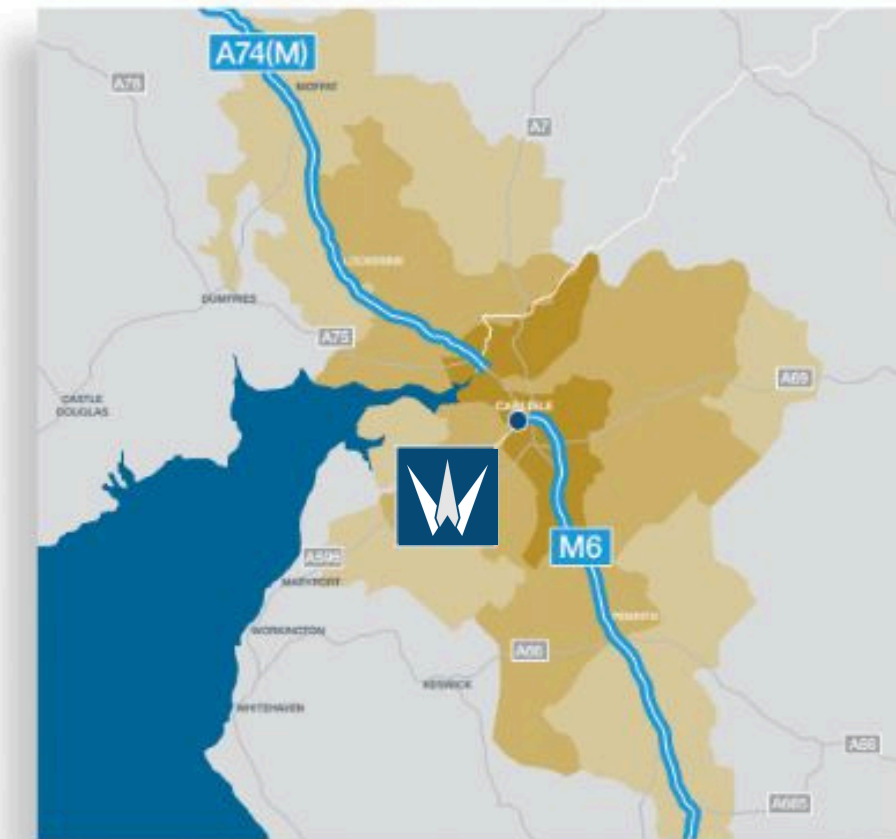
HGV DRIVE TIMES

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

