

Unit N1 Kingmoor Park Central

4435 sq ft (412 sq m) Warehouse/Light Industrial Unit



- Available to let from December 2025
- Warehouse premises in a popular industrial estate adjacent to the A689 Bypass
- Excellent links to the M6 and Kingstown Industrial Estate.
- Eight dedicated parking spaces
- Suitable for a range of uses subject to planning permission
- Available at a rent of £36,000 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.

N1 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 Bunzl, Clark Door, 2 Sisters Group, TPS Carlisle and Lakeland Bake.

DESCRIPTION

The units have been constructed to a high specification, to achieve a BREEAM 'Very Good' sustainable standard. Each unit is fully self-contained and benefit from the following specification:

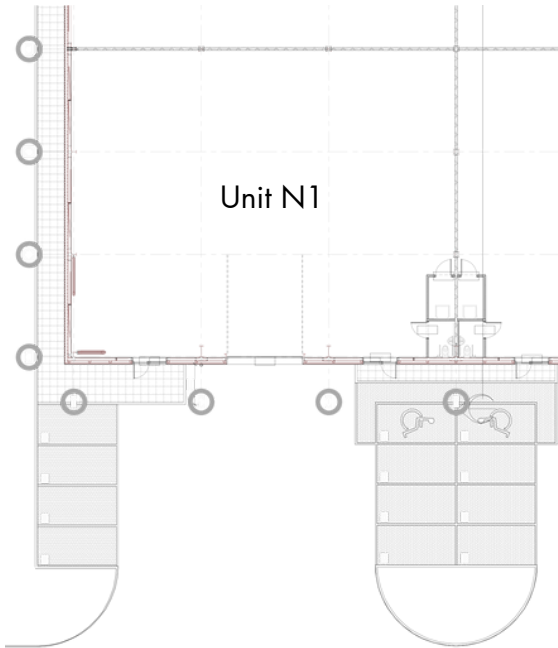
- Profile metal composite roof cladding panels, incorporating mil 15% rooflights
- Profile and Flat panel metal composite wall cladding panels
- Electrically operated insulated up and over loading door 5.25m (H) x 5.0 (W)
- Double glazed aluminium pedestrian entrance
- Min 6m eaves height rising to 8m (capable of accommodating a mezzanine floor)
- Warehouse lighting to 250 lux at floor level
- Mains operated fire alarm system with automatic smoke detection
- Floor Loading 40kN per sqm
- Ample external circulation areas with designated car parking spaces

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 £36,000 per annum exclusive.

RATEABLE VALUE

The property has a Rateable Value of £23,000
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 B27, 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

August 2025

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.