

**WALTON  
GOODLAND**

**INDUSTRIAL**



**TO LET**

(AS A WHOLE OR IN PARTS)

**39,764 SQ FT  
(3,694 SQ M)**

**RENT ON APPLICATION  
SUBJECT TO SIZE  
REQUIREMENT**

Walton Goodland  
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**WOODLANDS INDUSTRIAL  
STORAGE ESTATE,  
LONGTOWN,  
NR CARLISLE, CA6 5TR**

**NEW BUILD LARGE WAREHOUSE AND STORAGE LAND**

- SITUATED ON LARGE INDUSTRIAL SITE WITH GOOD ACCESS TO MAJOR ROAD NETWORKS
- THE BUILDING CAN BE SPLIT OR LET AS A WHOLE WITH POTENTIAL FOR SUBSTANTIAL ADDITIONAL LAND
- UP TO 12 ACRES OF ADJOINING STORAGE LAND
- LOCATED APPROXIMATELY 5 MILES FROM ACCESS TO M6/M74 (JUNCTION 44) AND NORTH CARLISLE



## LOCATION

The site is located adjoining Brampton Road approximately 1 mile south of Longtown and 5 miles from access to the M6/M74 motorway and A689 (Carlisle-Newcastle road) at Junction 44. The area is popular with hauliers and commercial industrial storage and distribution.

## DESCRIPTION

The property comprises a warehouse of steel frame construction with profile sheet clad external elevations and pitch roof with an eaves height extending between 8.8m – 9.5m. Access is via multiple roller shutter doors 5m wide x 5.2 m high. The unit can be split subject to requirements.

## ACCOMMODATION

The property comprises the following approximate areas:-

Gross Internal Area - 39,764 sq ft (3,694 sq m)  
(smallest lettable area is 5,560 sq ft for 2nr bays)

## Outside

External yard space can be made available subject to requirements.

## PLAN

The new building is edged red on the attached plan. This is not to scale.

## SERVICES

Mains electricity and water are available to the property with drainage to a new private sewerage treatment plant.

## RATEABLE VALUE

£ - TBC (not yet assessed – see letting agent)  
Interested parties should make their own enquiries of the Valuation Office Agency at [www.voa.gov.uk](http://www.voa.gov.uk).

## LEASE

The property is available to let as a whole or in parts on a new lease for a term of years to be agreed on full repairing and insuring terms.

## RENTS

From £3.25 per sq ft subject to size and lease terms.

All rents are exclusive of VAT, business rates and all other outgoings.

## VAT

All rent and outgoings are quoted exclusive of but may be liable to VAT. We recommend that prospective tenants establish the VAT implications before entering into any agreement.

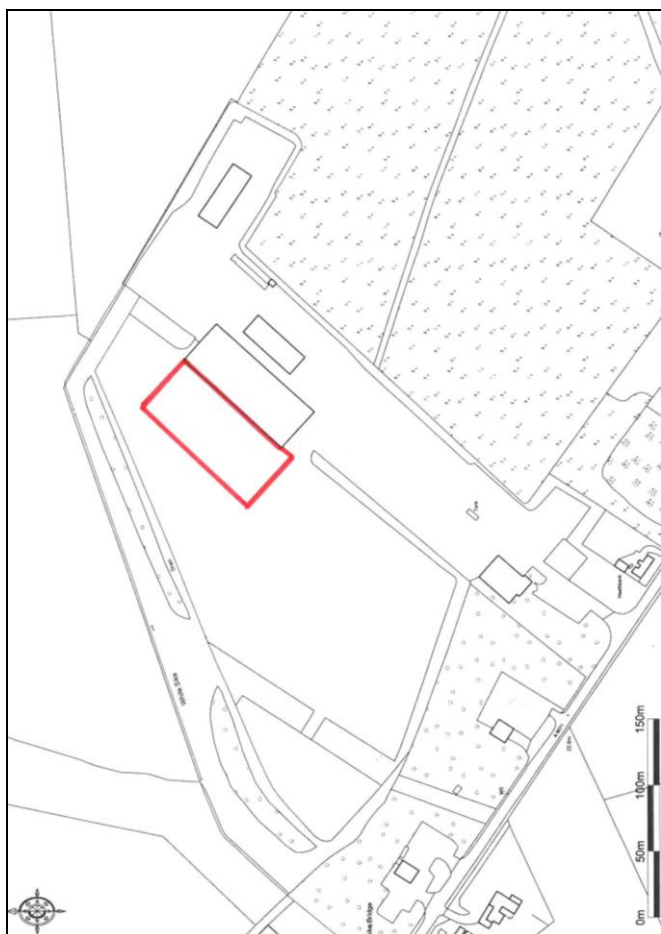
## VIEWINGS

Strictly by appointment through the sole letting agents:-

Walton Goodland  
10 Lowther Street  
CARLISLE  
CA3 8DA

T: 01228 514199

E: [agency@waltongoodland.com](mailto:agency@waltongoodland.com)



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Walton Goodland act as agents for the Vendors of this property. No person in their employment has any authority to make any representations of warranty whatsoever in relation to this property. All information and measurement in these details are given in good faith, are approximate and whilst every effort has been made to ensure accuracy this cannot be guaranteed. These details do not form part of any contract.

All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT