

Industrial

Hyde Harrington



To Let

198 sq. m (2,131 sq. ft.)

Unit B, Dempsey Way  
Rosehill Industrial Estate  
Carlisle

## Key Features

- Modern Industrial Unit
- Office/WC Facilities
- Heating System
- Adjacent to Jct 43 M6
- Immediately Available
- Parking & Delivery Bay

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# Unit B, Dempsey Way, Rosehill Industrial Estate, Carlisle, CA1 2FT

## Description

An original development of 11 industrial units in 3 blocks, built to a modern finish with part brick and block walls and part profiled steel sheet cladding. Vehicular access is via sectional electrically operated overhead doors.

The unit is provided with an office, WC and kitchen area. Three Phase electricity is available and is heated by way of Powermatic Overhead Heaters. Car parking for 3 vehicles is available immediately outside the unit. The unit is suitable for B1 (light industrial), B2 (general industrial) and B8 (storage and distribution).

## Location

The business park is situated on the Rosehill Estate with direct access off Montgomery Way, the main estate road. Rosehill is 2 miles east of Carlisle city centre off the A69 Warwick Road and close to Junction 43 of the M6 motorway.

## Accommodation

Accommodation	sq. m (GIA)	sq. ft. (GIA)
Industrial	198	2,131
<b>Total</b>	<b>198</b>	<b>2,131</b>

## Services

The property is connected with mains water, gas and electricity.



### IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property.
2. Plans are not to scale, are for guidance only and do not form part of any contract.
3. Services and any appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the vendor or Hyde Harrington.
5. Measurements are approximate and must not be relied upon. Maximum approximate room sizes are generally given, to the nearest 0.1 metre. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metre. For convenience, an approximate imperial equivalent is also given.
6. Only those items referred to in the text of these particulars are included.
7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.

## Planning

The property has B1 (Light Industrial) & B2 (General Industrial) Use. Any other uses may be subject to obtaining planning consent.

## Lease Terms

The property is available on a new lease on Full Repairing & Insuring terms for a period years to be agreed.

## Service Charge

Service charge will be applicable; details available on request.

## Parking

The property offers approximately 3 parking spaces.

## Rent

£14,000 per annum exclusive

## EPC

The property has an EPC Rating of B (29)

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

## VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated.

Details Produced: November 2020

## Hyde Harrington

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