

# Available by way of Assignment or Sub-letting

Units 7 & 12  
Brunthill Road  
Kingstown Industrial Estate  
Carlisle  
Cumbria  
CA3 0EH

January 2019



- Warehouse and Cold store facility
- Available as a whole or separately
- Unit 12 - 11,250 sq ft (1,045 sq m)
- Unit 7 - 4,812 sq ft (447 sq m)
- Large secure yard area
- Level and dock level loading
- Additional secure Lorry Park available nearby 0.54 acres

Units 7 & 12 Brunthill Road, Kingstown Industrial Estate, Carlisle, CA3 0EH

Location

The premises are located on the Kingstown Industrial Estate, 2.5 miles north of Carlisle city centre. Nearby is Junction 44 of the M6 motorway providing links to the north via the M74 and A7. There is also good access to the A69 trunk road linking Newcastle upon Tyne to the east.

The units are situated on Brunthill Road, just off Kingstown Broadway, close to the new Carlisle Northern Development Route A689(W). Nearby occupiers include City Plumbing Supplies, DHL and a number of trade counter operators.

Description

The premises comprise two adjacent steel portal frame industrial buildings which are interlinked. Unit 7 comprises an end terrace warehouse facility. Internally the space has been sub-divided to provide a mixture of office, staff amenity and storage space. The unit benefits from heating and lighting to all areas, externally there is car parking and access via an up and over roller shutter door.

Unit 12 is a detached storage unit which is currently fitted out as a cold store facility. The unit benefits from lighting to the cold store area and access via 1 level and 4 dock level loading doors. Externally there is a large secure yard area. If required the cold store could be stripped out and the unit provided as a warehouse/industrial facility.

Whilst the units are currently utilised by a single occupier they could be taken separately if required. There is also an additional lorry park which could be taken with the units or separately.

Accommodation

The accommodation briefly comprises of the following approximate areas:

Description	sq m	sq ft
Unit 7	447	4,812
Unit 12	1,045	11,250
Lorry Park	2,168	23,337 (0.54 acres)

Services

Mains gas, electricity (3 phase) water and drainage are provided in the premises.

EPC

An Energy Performance Certificate has been requested and will be available shortly.



Terms

The premises are available by way of an assignment or sub-letting of the existing leases. These are held on the following terms:

Area	Term	Rent Per Annum
Unit 12	Lease until September 2027 with a tenant break in September 2022	£50,700
Unit 7	Lease until September 2027 with a tenant break in September 2022	£19,800
Lorry Park	Lease until September 2027 with a tenant break in September 2022	£12,500

Alternatively the premises may be available via new leases through negotiation with the landlord.

Rateable Value

We recommend that all interested parties make their own enquiries regarding the rateable values applicable to the premises

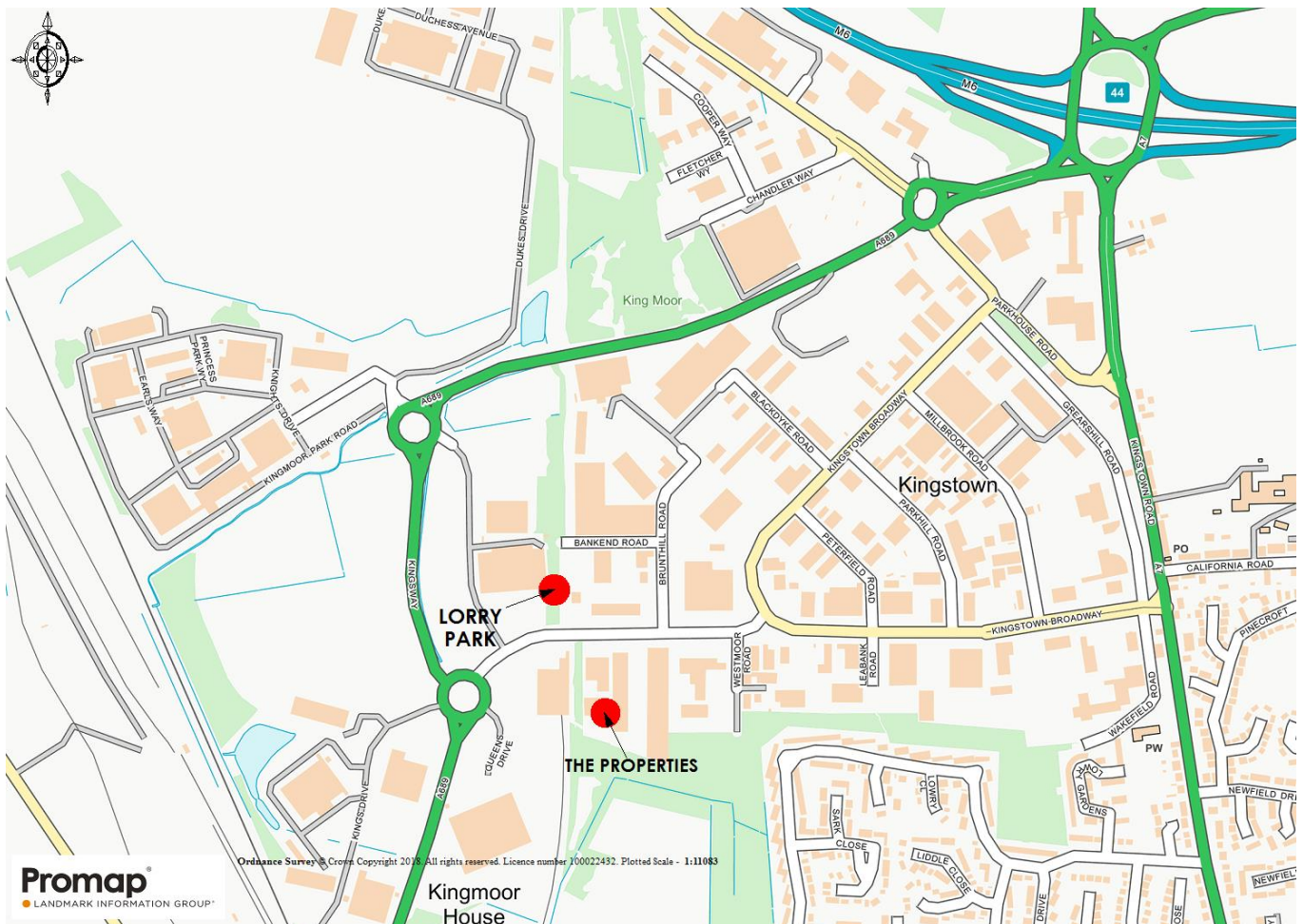


## Legal Costs

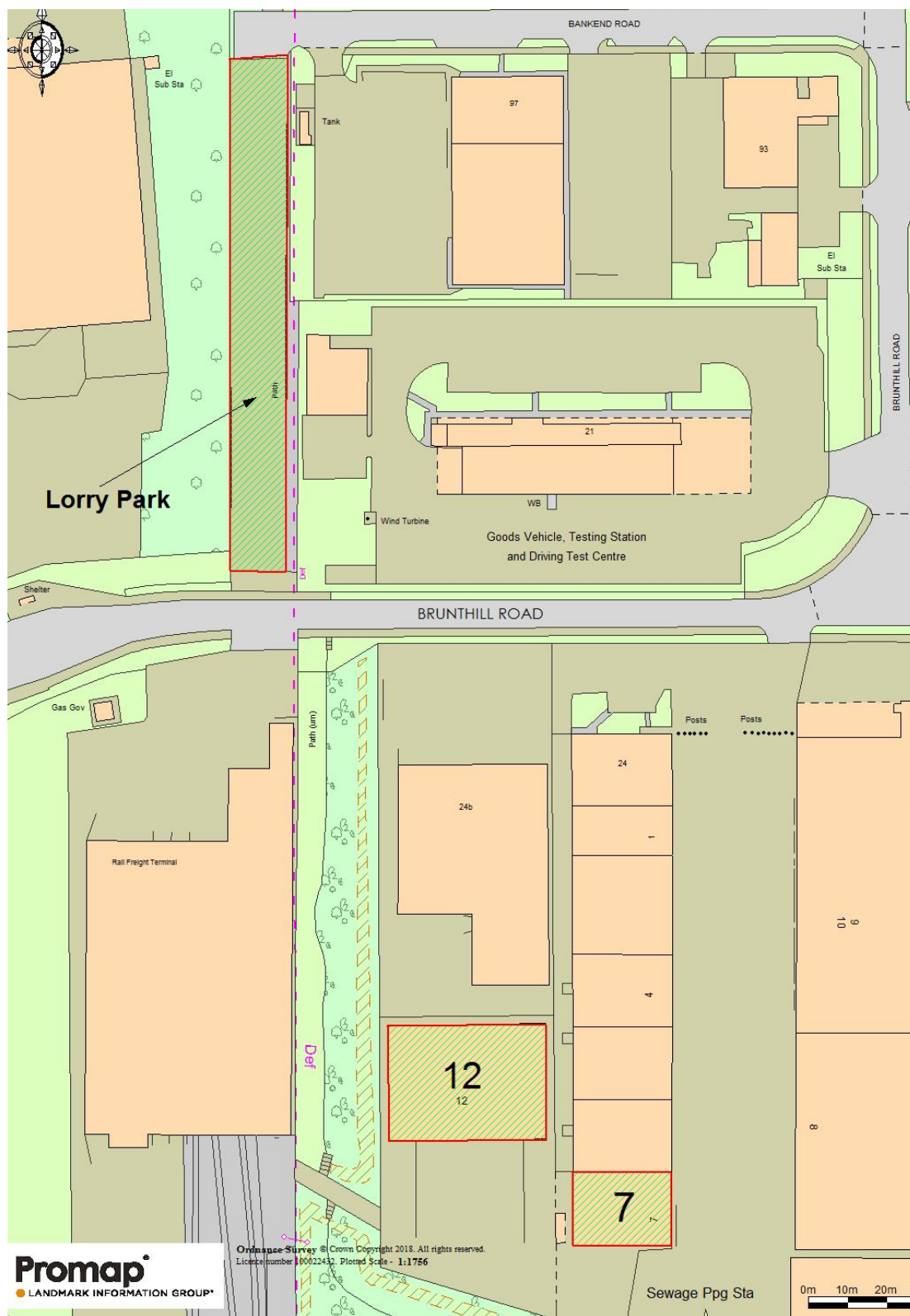
Each party to bear their own reasonable legal costs incurred in the transaction.

## VAT

All rents and figures quoted above are exclusive of VAT where chargeable.







For further information or an appointment please contact:

**Danny Cramman**

0191 269 0058

[danny.cramman@avisonyoung.com](mailto:danny.cramman@avisonyoung.com)

**Avison Young**

Central Square South, Orchard Street, Newcastle upon Tyne NE1 3AZ

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