

**WALTON
GOODLAND**

INDUSTRIAL
MODERN DEPOT, OFFICES AND YARD



TO LET

BY WAY OF ASSIGNMENT OF
EXISTING LEASE

3,328 SQ FT (309 SQ M)

£22,000 PA

Walton Goodland
10 Lowther Street, Carlisle CA3 8DA
T: 01228 514199 F: 01228 594303
Info@waltongoodland.com
www.waltongoodland.com

**HILLCREST AVENUE
(A6/OFF LONDON ROAD)
CARLISLE**

**MODERN DEPOT WORKSHOP PREMISES WITH
LARGE SECURE YARD**

- SITUATED OFF LONDON ROAD – APPROX 1 MILE FROM M6 JUNCTION 42 AND CARLISLE CITY CENTRE
- LARGE YARD AREA – 1,360 SQ M (0.33 ACRES)
- SUBSTANTIAL CAR PARKING



LOCATION

The property is located on Hillcrest Avenue off London Road (A6), one of the prime arterial routes leading into Carlisle city centre being equidistant from Junction 42 of the M6 Motorway. Adjoining occupiers include Castle Computers, BT and Indespension. The property benefits from excellent access to all main arterial routes.

DESCRIPTION

The building was constructed approximately 15 years ago and subsequently extended to provide modern commercial workshop space and offices with extensive surfaced secure yard area, vehicle wash and interceptor tank.

ACCOMMODATION

The property comprises the following approximate areas and dimensions:-

Ground Floor

Workshop/Warehouse	-	1,149 sq ft (107 sq m)
Office/Staff	-	114 sq ft (11 sq m)
Workshop	-	1,549 sq ft (144 sq m)
with inspection pit to internal height of approximately 6m		
Offices	-	516 sq ft (48 sq m)
Kitchen and toilet facilities		

Yard

Extensive secure tarmac and concrete storage yard area extending to a gross area of 1,360 sq m.

SERVICES

The property is connected to all mains services.

RATEABLE VALUE

£18,300 – Workshop and Premises

Interested parties should make their own enquiries of the Valuation Office at www.voa.gov.uk.

LEASE

An assignment of the existing 10 year Lease from 24 July 2002 (expiring 23 July 2012) at a passing rent of £22,000 per annum. The rent is subject for review at 24 July 2011. The Lease is on full repairing and insuring terms.

VAT

All rents and outgoings are subject 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

F: 01228 594303

UNDER NO CIRCUMSTANCES MUST ANY APPROACH BE MADE DIRECT TO THE TENANT

The property is outlined in red on the plan below. Only the ground floor of the area edged blue is included.



Walton Goodland - Reproduced by Kind Permission – Ordnance Survey Licence No ES847860 - Crown Copyright Reserved – For Identification Purposes Only - Not to Scale

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