

TO LET



Development/Industrial/Land/12 acres /£FROM 3 SQ. M. PER
ANNUM SUBJECT TO SIZE REQUIREMENTS

Land at Woodlands Industrial Storage

Estate, Longtown – UNDER OFFER

Carlisle, CA6 5TR

Walton Goodland

agency@walgoodland.com

01228 514 199



**UP TO 12 ACRES OF STORAGE LAND WITH RENTS FROM £3 SQ. M.
PER ANNUM SUBJECT TO SIZE REQUIREMENTS**

- LAND AVAILABLE FOR EXTERNAL STORAGE, PARKING AND POTENTIAL DEVELOPMENT
- SIZE RANGE FROM 0 UP TO 12 ACRES SUBJECT TO REQUIREMENT
- WELL-LOCATED APPROXIMATELY 5 MILES FROM ACCESS TO M6/M74 (JUNCTION 44) AND NORTH CARLISLE
- SITE UN-SURFACED BUT LAID TO hardcore SUITABLE FOR IMMEDIATE OCCUPATION

DESCRIPTION

The site comprises open storage land which is currently laid to hardcore. This can be split into any number of individual plots of varying sizes from simple storage or parking of vehicles to large scale occupancy.

AREA

Approximately 12 acres in total. Varying size requirements will be considered subject to availability.

State of the art office portacabins, shipping containers and security barriers can also be supplied subject to additional charges tailored to fit individual occupiers on request.

Please contact the sole letting agents to discuss your size requirements.

SERVICES

The site is connected to mains electricity and water with drainage to a sewerage treatment plant.

RATEABLE VALUE

To be assessed subject to size.

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

RENT

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

LEASE

Individual plots will be tailored to an occupier's specific size requirement with terms to be discussed with the letting agents.

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

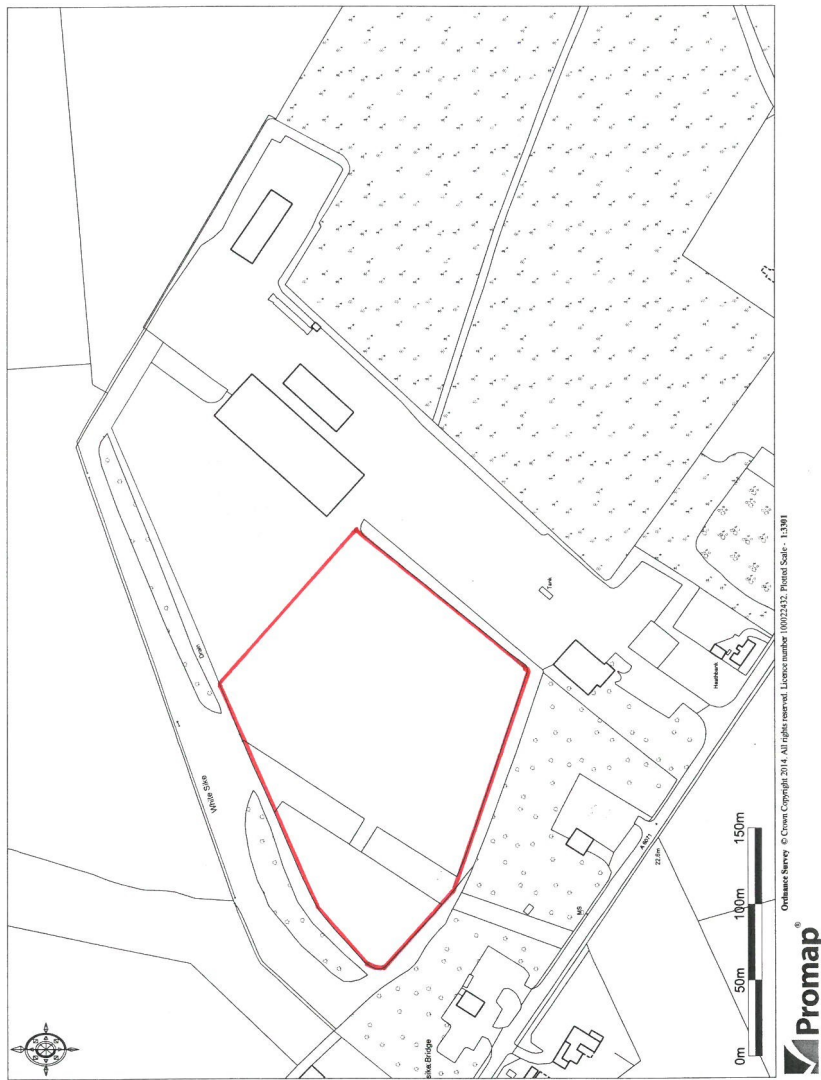
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All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.

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





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