



**TO
LET**

Prime Commercial Building in Prominent Roadside Location

239 KINGSTOWN ROAD, CARLISLE, CA3 0BQ

WG

WALTON GOODLAND

t: 01228 514199

e: agency@waltongoodland.com

www.waltongoodland.com



A689 W

M74

A7

KINGMOOR PARK

PARKHOUSE BUSINESS PARK

JUNCTION 44

A689

ASDA

Currys PC World next

KINGSTOWN INDUSTRIAL ESTATE



SUBWAY

ASPEN GRANGE

M6



KINGSTOWN BROADWAY



239 KINGSTOWN ROAD



Arnold Clark

The Cumberland

KINGSTOWN ROAD

KEY HIGHLIGHTS

- Currently prime office premises
- Potential other uses subject to planning
- Entrance to Kingstown Industrial Estate
- Highly visible roadside location
- Prominent frontage to the main A7
- Detached two-storey building with parking
- Junction 44 M6/M74/A689: 250 metres
- Adjacent Cumberland Building Society, Lloyds Motors & Arnold Clark



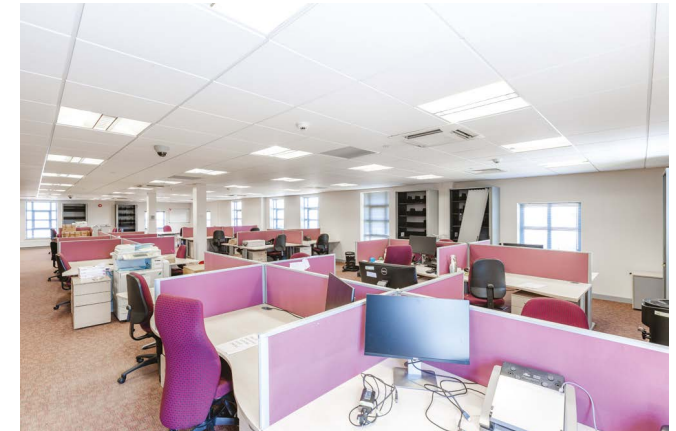
LOCATION

The property adjoins the main A7 arterial route into Carlisle City Centre being approximately 250m from Junction 44 of the M6/M74 motorway.

ACCESSIBILITY

Close to Junction of A7/M6/M74/A689 whilst only 10 minutes drive from central Carlisle.

- Nearby connections to Carlisle Northern Bypass/A689
- Carlisle Lake District Airport: 5 miles east
- Regular public transport bus links along A7
- Dedicated on site private car parking



CONNECTIVITY

- Adjacent to largest industrial estate in region
- By car: 2.5 miles north of Carlisle City Centre
- Bus nos. 62, 79 and X95 stop in the vicinity
- West coast mainline train station in Carlisle City Centre

DESCRIPTION

Detached two storey modern office building with internal fit out to high specification and adjoining private parking. Welfare facilities are available to ground and 1st floor levels.



SPECIFICATION

- 14nr car parking spaces including 1nr disabled
- Suspended ceiling with integrated Cat 2 lighting and spots
- Comms connectivity
- Raised floor
- C67 energy performance (EPC) rated
- Gas central heating and full mains services
- Air handling system
- Air conditioning

TERMS

The property is available to let on a new FRI lease for a term of years to be agreed subject to periodic rent review.

RENT

All enquiries to Walton Goodland. Rents quoted are exclusive of Business Rates, Vat and all other outgoings.

BUSINESS RATES

The rateable value is £53,500. This is not what you pay. The current uniform business rate is £0.512.

If the property is occupied for alternative use, subject to planning, then the Rateable Value may be subject to change.

Interested parties should contact the Valuation Office at www.voa.gov.uk to determine if any assistance is currently available.

VAT

VAT is payable in addition to the rent.

VIEWING

Strictly by prior appointment with Walton Goodland:

Stephen Sewell MRICS

t: 01228 514199 e: agency@wالتongoodland.com

Walton Goodland, 10 Lowther Street, Carlisle, CA3 8DA



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.

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