

TO LET



Commercial/Industrial/Light

Industrial/Storage/Workshop/1,810 sq ft (168 sq m)/£15,000 per annum

Unit 2, Site 11, Allenbrook Road,
Carlisle

Rosehill Industrial Estate, Carlisle CA1 2UT

Walton Goodland

agency@walgoodland.com

01228 514199 (Carolyn Hardy dealing)



MID-TERRACE INDUSTRIAL UNIT ON PRIME INDUSTRIAL ESTATE ADJACENT TO M6 MOTORWAY

- POPULAR BUSINESS LOCATION CLOSE TO MAJOR CAR DEALERSHIPS
- APPROXIMATELY 150 METRES FROM BORDERWAY AUCTION MART
- OTHER OCCUPIERS NEARBY INCLUDE WM PLANT, JOHNSTON TRACTORS WCF AND SYSTEM IT
- WOULD SUIT INDUSTRIAL, STORAGE AND DISTRIBUTION USES

DESCRIPTION

Mid terrace single-storey light industrial unit of steel portal frame constructions with blockworks and profile steel sheeting.

There is a concrete apron to the front of the unit providing access to the unit along with parking for approximately 3-4 cars.

LOCATION

The property is located on Allenbrook Road being well positioned on the popular Rosehill Industrial Estate on the eastern fringe of Carlisle at Junction 43 of the M6 motorway and A69 (Carlisle – Newcastle) trunk road.

ACCOMMODATION

Ground Floor

Warehouse
1,565 sq ft (146 sq m)

Office
151 sq ft (14 sq m)

Store/Office
94 sq ft (9 sq m)

Toilet: 1WC & 1WHB

There is access to the area above the offices which could be used for storage subject to the appropriate safety barriers being put into place.

RATEABLE VALUE

£12,500 (2023 listing)

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

SERVICES

The property is connected to mains electricity, water and drainage.

Tenants are responsible for the payment of their own utilities.

LEASE

A new lease for a term of years to be agreed on full repairing and insuring terms.

The property will be available from December 2024.

PLANNING/USE CLASS

Please note the site is restricted to being used for B1, B2 and B8 uses only.

VAT

VAT is not payable in addition to the rent.

VIEWINGS

Please contact Walton Goodland.

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.

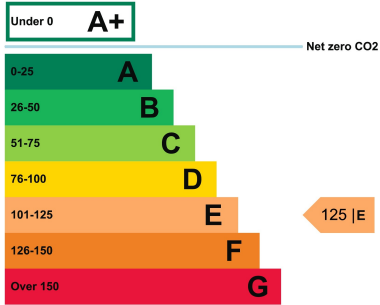
All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.

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SCALE 1:1250



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

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