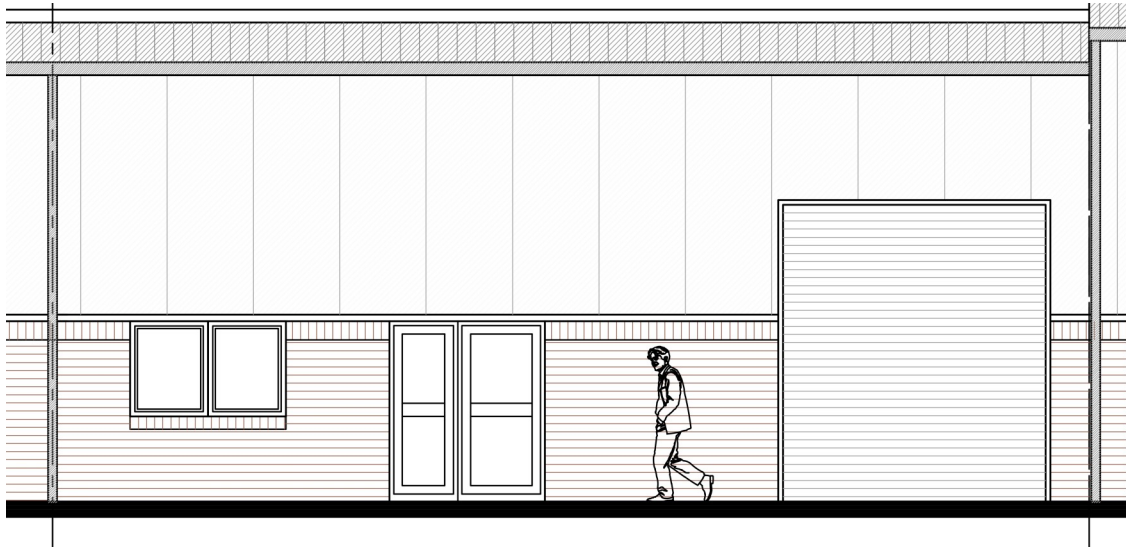


Hyde Harrington

Preliminary Information LIGHT INDUSTRIAL/WAREHOUSE UNITS TO LET

Montgomery Way, Rosehill Business Park, Carlisle



New development of 11 units.

Suitable for B1, B2 and B8 uses.

Business park location.

Unit size 149 sq m (1,604 sq ft) plus office, WC and beverage areas.

Can be let individually or combined.

Close to proposed new Pioneer Food Store.

Further information from the Agents

Alexandria House, 3 Wavell Drive, Rosehill, Carlisle CA1 2ST · Telephone: 01228 595600 · Fax: 01228 595525
Email: carlisle@hydeharrington.co.uk · Website: www.hydeharrington.co.uk

PLANNING CONSULTANCY · BUILDING DESIGN · QUANTITY SURVEYING · CONTRACT ADMINISTRATION
BUILDING SURVEYS AND DEFECT ANALYSIS · DILAPIDATIONS · PARTY WALL MATTERS
SOCIAL HOUSING · ASSET MANAGEMENT · VALUATIONS · RENT REVIEWS · LEASE RENEWALS

Montgomery Way, Rosehill Business Park, Carlisle, Cumbria

Description

The development of 11 industrial units in 3 blocks will be built to a modern finish with part brick and block walls and part profiled steel sheet cladding.

Vehicular access will be via sectional overhead doors.

Each unit will be provided with an office, WC and kitchen area.

Car parking for 3 vehicles is available immediately outside each unit.

Type B units will be built with sufficient height and a mezzanine floor will be included.

The units will be suitable for B1 (light industrial), B2 (general industrial) and B8 (storage and distribution).

Location

The proposed development will be situated on the Rosehill Estate with direct access off Montgomery Way, the main estate road. Rosehill is 2 miles east of Carlisle city centre off the A69 Warwick Road and close to junction 43 of the M6 motorway.

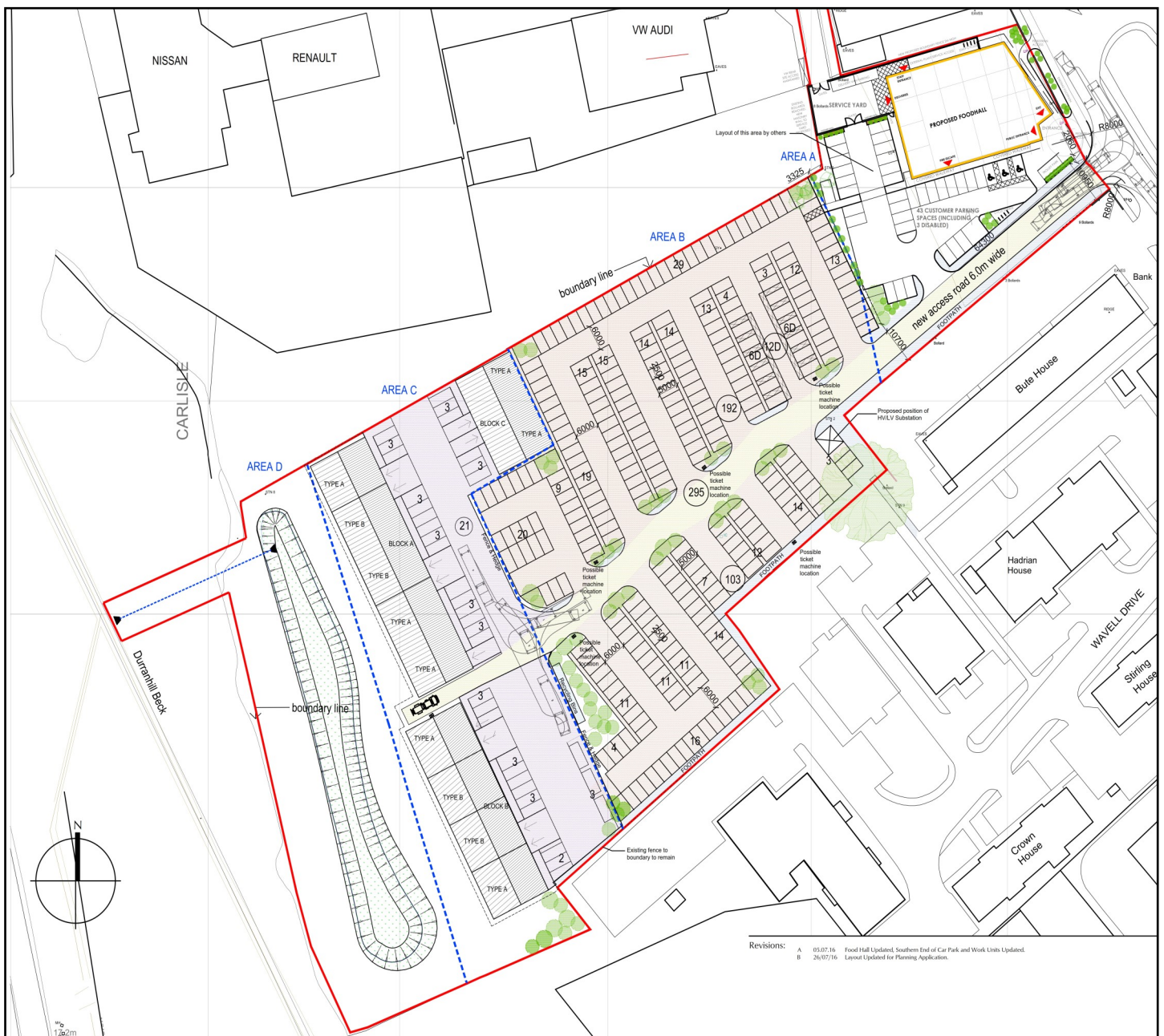
Accommodation

Unit Type A - 149 m² (1,604 ft²) plus office, WC and kitchen area.

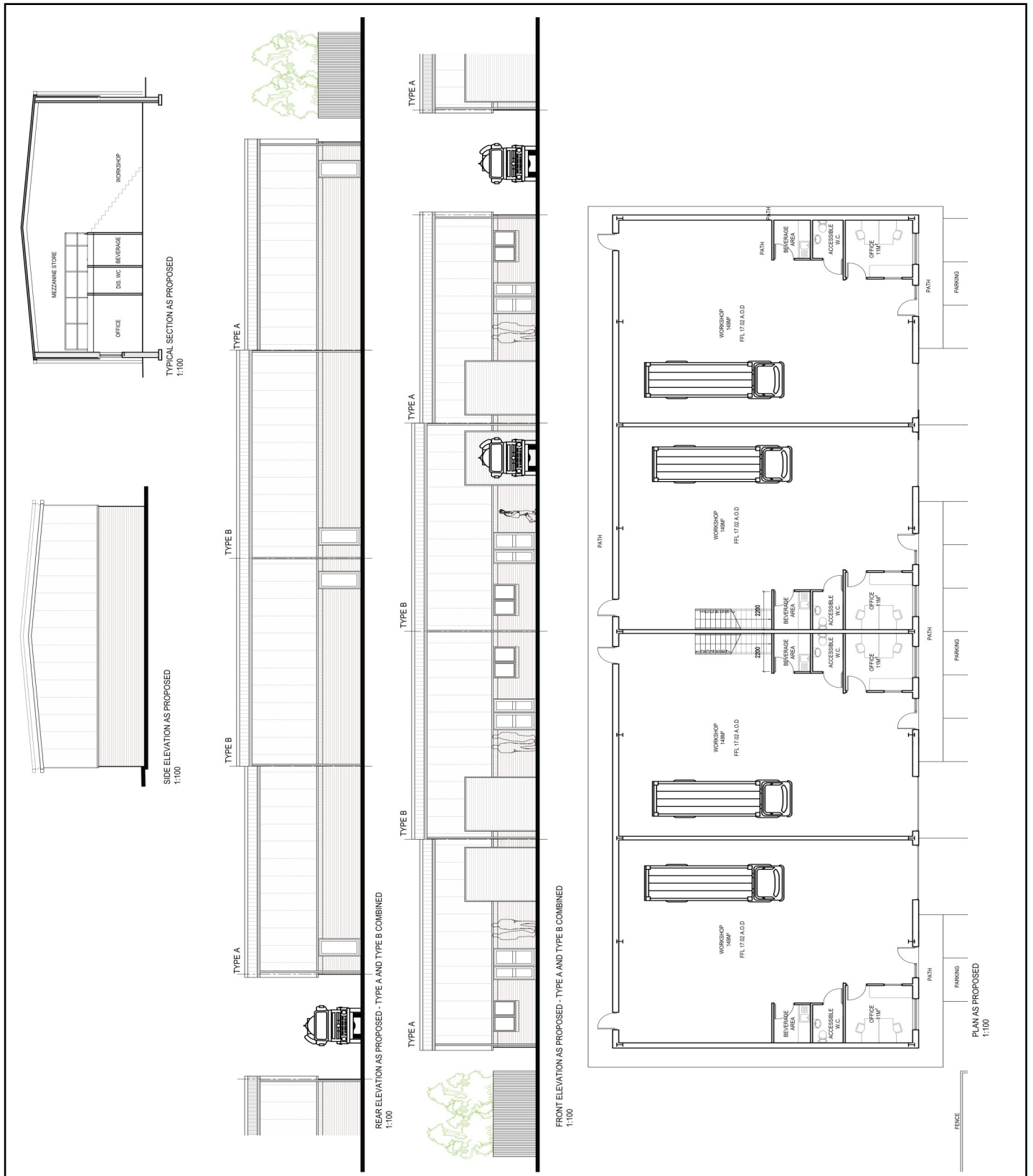
Unit Type B - 149 m² (1,604 ft²) plus office, WC, kitchen area and mezzanine floor.

Terms

Available to let on new leases, terms to be agreed.
Particulars prepared August 2016 10988



Montgomery Way, Rosehill Business Park, Carlisle



IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property.
2. Plans are not to scale, are for guidance only and do not form part of any contract.
3. Services and any appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the vendor or Hyde Harrington.
5. Measurements are approximate and must not be relied upon. Maximum approximate room sizes are generally given, to the nearest 0.1 metre. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metre. For convenience, an approximate imperial equivalent is also given.
6. Only those items referred to in the text of these particulars are included.
7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.