

Hyde Harrington

INDUSTRIAL UNITS/OFFICE PREMISES TO LET

Unit 1, Marconi Road,
Burgh Road Industrial Estate, Carlisle



Former Border Esh premises., now being converted.

Two storey offices and workshop/warehouse space.

Units from 553m² (5,950ft²). Ample on site parking.

Rents from £2.50 per sq ft

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PLANNING CONSULTANCY · BUILDING DESIGN · QUANTITY SURVEYING · CONTRACT ADMINISTRATION
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Unit 1, Marconi Road, Burgh Road Industrial Estate, Carlisle, CA2 7NB

Description

Substantial industrial premises with a two storey offices section to the front.

The site includes surfaced car parking to the front and side, a range of stores buildings to the north side, and a yard to the rear.

The site has two access points to the front, with security gates, and extends in all to approximately 1.4 hectares (3.5 acres).

The building includes modern steel framed workshops to the rear with vehicular access from the back and sides.

The units will be self contained with separate services, and designated car parking. Consideration would be given to further subdivision of the building to create smaller units.

Location

The property is situated close to the entrance to the Estate, to the north west of Carlisle City Centre.

Burgh Road links the city with the A689 north west bypass which gives excellent access to the A595 road to west Cumbria and the M6 at junction 44.

Accommodation

Unit A

Two storey offices section with single storey warehouse to the rear. Level and dock loading to the north side. Gross internal areas:

Offices	5,300 sq ft (492 sq m).
Warehouse	13,700 sq ft (1,249 sq m).

Unit F

Rear modern warehouse/workshop unit with vehicular access off the rear yard.

Gross internal area	5,950 sq ft (552 sq m)
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Business Rates

To be re-assessed.

Services

All mains services are laid on to the property, including 3 phase electricity. Heating to the offices is by way of a gas fired boiler serving radiators.

Lease Terms

To be let on new tenancy agreements on internal repairing and insuring terms.

EPC

To be re-assessed.

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated.

Viewing

By arrangement only through
Hyde Harrington. Tel: 01228 595600

Particulars prepared January 2017 11030

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.

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Location Plan - NTS

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