

For Sale or To Let

Kirkby Stephen Business Park, Christian Head Kirkby Stephen CA17 4HA

A Development of Brand
New Industrial/Warehouse/Office
Units from 1,000 sq.ft. -
5,000 sq.ft.

Location:

The units are to be built close to the centre of Kirkby Stephen, in an area known as Christian Head, which is close to the well known secondary school. Kirkby Stephen is a bustling market town, which is particularly strategically placed being approximately 10 miles east of Junction 38 of the M6 Motorway at Tebay and 4 miles south of the A66 cross Pennine route which leads to Scotch Corner, the A1 and access to the north east and Yorkshire.

Description:

The units will be built of steel portal frame construction, having an eaves height of approximately 20'. The walls are to be of brick and block construction, being clad with insulated uPVC profile steel sheeting. The pitched roof is also clad with insulated uPVC profile steel sheeting and contains approximately 10% translucent panels. Each unit will be supplied with toilet facilities and a manager's office together with an electric roller shutter door.

The units will have sufficient height to accommodate a mezzanine floor but this will not be provided as standard.

Accommodation:

The first block will be located at the entrance to the estate and built in such a fashion that it can be occupied as a whole, or alternatively split into smaller units as follows:-

Unit 1a	2,000 sq.ft.
Unit 1b	1,000 sq.ft.

Unit 1c	2,000 sq.ft.
Total :	5,000 sq.ft.

Services:

The premises will be connected to mains drainage and supplied with mains water and electricity (3 phase being supplied). Mains gas is available nearby if required. All the services will be laid on to a distribution board within the unit. Telephone ducting laid on to the unit.

Planning:

The whole of the site will comprise a new 3 acre development which benefits from a current planning consent for B1 Office/Light Industry, B2 General Industry, B8 warehouse and distribution.

Terms:

The units are available for sale or to let.
To Let - £6.00 per sq.ft. p.a.x. on FRI terms.

For Sale - Unit 1a - £150,000, Unit 1b -
£80,000, Unit 1c - £150,000

Service Charge - a small charge will be levied to cover the cost of the upkeep of the common areas.

Rating:

The units will not be assessed for rates until the building work has been completed.

Legal Costs:

The incoming tenant to be responsible for the landlord's reasonable legal fees up to a maximum of £500 plus VAT.

VAT:

All prices, rentals and outgoings, where quoted, will be subject to VAT.

Viewings:

Peill & Company - 0845 450 4444 (Andrew Peill dealing).

