

To Let
Carlisle Lake District Airport
Crosby on Eden
Carlisle
CA6 4NW

Distribution Unit
52,635 sq ft (4,890 sq m)



- High quality distribution unit
- Good access to the motorway network
- Allocated for B1, B2, B8 use
- BREEAM 'Very Good' rating
- Fully serviced site

Location

Carlisle is the most significant business centre in Cumbria and benefits from excellent road and rail communication links being located on Junctions 42 to 44 of the M6 and being a principal stop on the West Coast Main Line.

Road links to major cities include; Manchester, Liverpool and Leeds to the south via the M6, Glasgow and Edinburgh to the north-west and east on the M74 and Newcastle 52 miles east along the A69.

Carlisle Lake District Airport is situated just 6 miles east of Carlisle City Centre and 5 miles east of Junction 44 of the M6 along the A689.

Key business occupiers in Carlisle include Stobart Group, Pirelli, Carr's Milling Industries, Nestlé, McVities, Bendalls, John Lewis, The Edinburgh Woollen Mill, Crown Packaging, 2 Sisters Food and MOD.

Description

A newly constructed semi-detached distribution unit of 52,635 sq ft (4,890 sq m) which is situated at the southern end of a 307,000 sq ft (28,520 sq m) distribution facility, which is already let to Stobart Group.

The specification includes:

- Two level access doors
- Clear height to haunch of 12.6 m (41'3")
- Profiled steel roof, insulated profiled aluminium sheet external cladding
- Reinforced concrete slab
- Ancillary office accommodation with plaster and painted walls, raised flooring, lighting and central heating

Terms

Available on request.

Contact Details, Viewing & Further Information

Strictly by prior appointment with BNP Paribas Real Estate

Aidan Baker
aidan.baker@bnpparibas.com
0191 227 5714

Jonjo Lyles
jonjo.lyles@bnpparibas.com
020 7338 4366

Edward Jackson
edward.jackson@bnpparibas.com
020 7338 4032

Subject to Contract / June 2016

