



TO LET

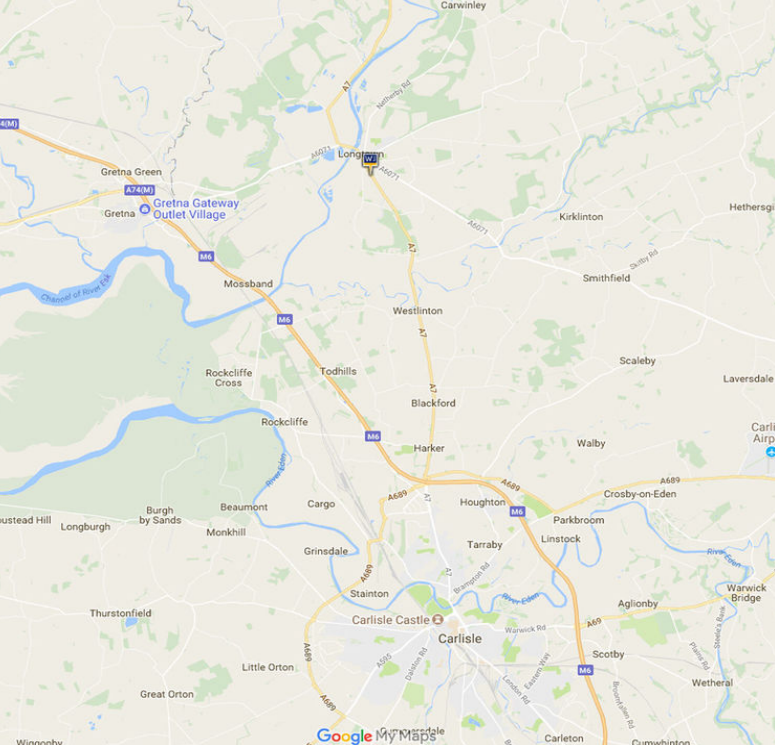
LONGTOWN INDUSTRIAL ESTATE

CARLISLE, CUMBRIA, CA6 5TJ



- Good Transport Links
- Easy Access To J44 / J45 Of The M6
- Only 6 Miles From Carlisle
- Flexible Terms
- Established Business Location
- Three Phase Electricity

WORKSHOP / INDUSTRIAL UNITS
498-4,865 SQ FT (46.27-451.97 sq m)



TRAVEL DISTANCE

Location	Miles	Mins	Mode
J45, M6	3.6	7	Drive
Carlisle	11.8	23	Drive
Dumfries	27.9	41	Drive
Newcastle		2h 21	Train

Source: theAA.com

LONGTOWN INDUSTRIAL ESTATE

ALBERT STREET, LONGTOWN, NEAR CARLISLE



DESCRIPTION

Longtown Industrial Estate totalling 19,521 sq ft is split into 10 units set within 3 separate blocks. The estate provides a mix of unit sizes from workshops of 495 sq ft up to larger industrial / warehouse units of 4,865 sq ft. The units benefit from ample car parking and loading areas, and a three phase electricity supply. Each unit has an up and over loading door with separate personnel door.

SPECIFICATION

- Reinforced concrete floor
- Blockwork and metal clad walls
- Ample car parking and loading areas
- Three phase electricity

EPC

There are a range of EPC's. Copies of the individual EPC's are available on request.

VIEWING

For further details and current availability or to arrange a viewing please contact us on 01257 238666 or email northwest@whittlejones.co.uk

LOCATION

Longtown Industrial Estate is located off the A6071 with direct access to the A7 (Carlisle Road / English Street). Longtown is a small town in northern Cumbria, on the English / Scottish border, just 3 miles from Gretna Green and 6 miles from Carlisle.

The estate benefits from good transport links with the A7 providing easy access to Junction 44 of the M6, 8 minutes drive away to the south. To the west the A6071 provides links to Junction 45 of the M6 and Junction 22 of the A74(M) less than 4 miles away. The Gretna Gateway Outlet Village is within 8 minutes drive providing a range of retail shops and eateries.

TERMS

There are a range of flexible leasing options available. For more details please contact us,



Whittle Jones - Lynton House, Ackhurst Business Park, Foxhole Road, Chorley PR7 1NY

MISREPRESENTATION ACT: Whittle Jones and their joint agents (if applicable) on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessees shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by Whittle Jones or their joint agents (if applicable) has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Whittle Jones. March 2018. Designed and produced by Creativeworld Tel: 01282 858200.

Properties available in over 200 locations throughout England & Scotland