

Edwin  
Thompson

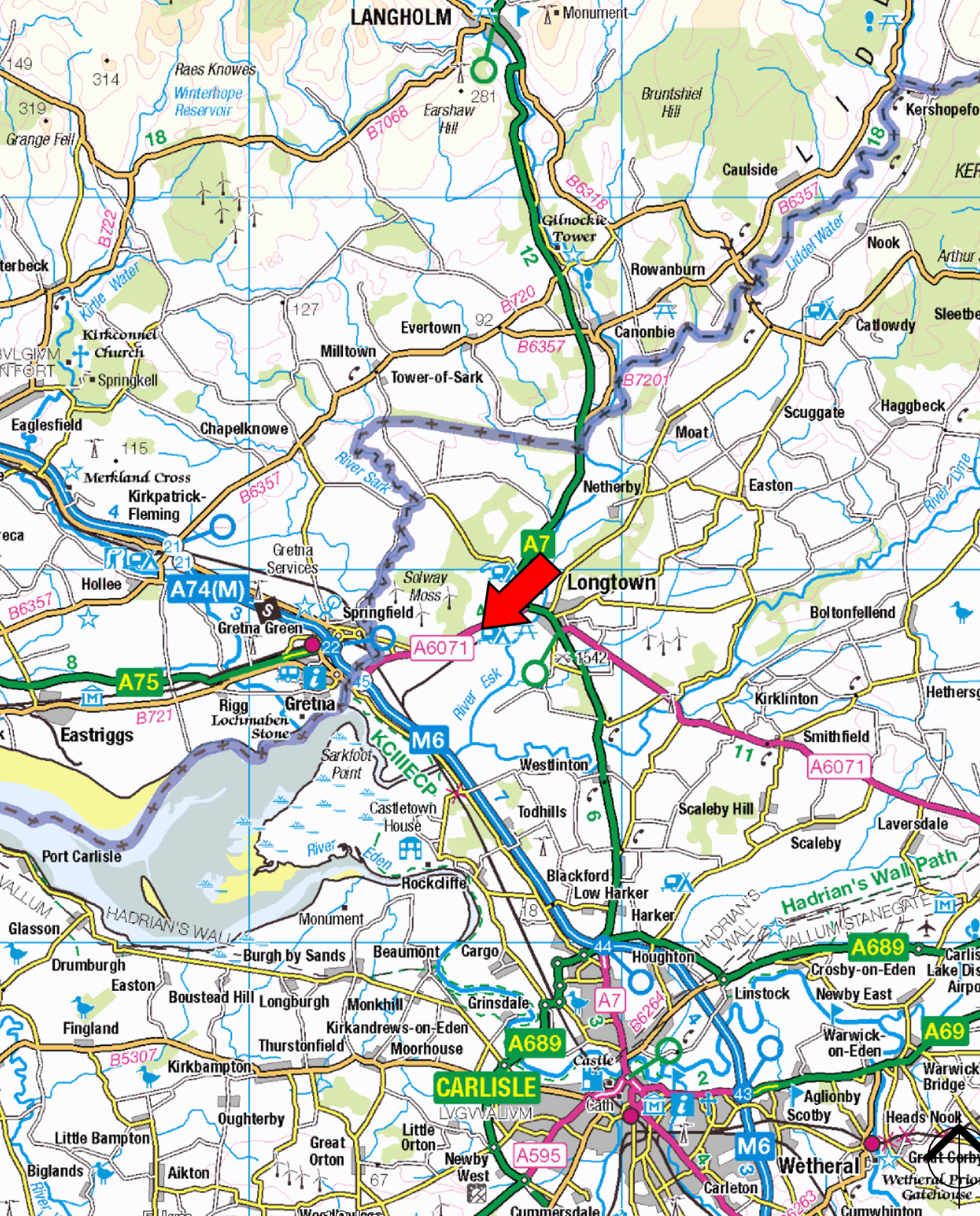


## LEASEHOLD OPPORTUNITY

### DEPOT SITE

**Smalmstown Farm, Longtown,  
Carlisle, Cumbria, CA6 5LH**

- Secure depot site available for a term of years to be agreed
- Situated approximately 2.7 miles from J44 of the M6 motorway
- Covered industrial unit within the depot extends to 2210.07 sq m (23,789 sq ft)
- Depot site extends to approximately 4 acres





## LOCATION

The subject site is situated to the west of Longtown on the A6071, approximately 2.7 miles from Junction 44 of the M6 Motorway. The site is therefore in a strong logistical location, helped further by being located just off the A7 main road.

Longtown benefits from national logistical companies such as Amazon who have there depot in relative close proximity to the site, in addition to an established haulage company.

## DESCRIPTION

The depot at Smalmstown Farm was previously occupied by national rail company and would be particularly suitable for operators within the industrial and logistical sectors.

The site is accessed via Smalmstown Farm, which benefits from perimeter security and CCTV monitoring of the site, making it secure for incoming operators.

There is an industrial unit on site which offers covered accommodation extending to 23,789 sq ft.

There is also a temporary office building on site, which provides workspace, a kitchenette and WC on site.

The depot site extends to approximately 4 acres, which can be used as storage or for temporary structures, subject to interested parties obtaining the relevant consents.

## ACCOMODATION

The property provides the following approximate areas from our measurements:

DEPOT	2210.07 m2	(23,789 sq ft)
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## LEASE TERMS

The leasehold premises are available from the following rents for a term of years to be agreed at £10,000 per annum.

## SERVICES

The site benefits from mains electricity and sewerage. There is no gas supplied to the units.

## RATEABLE VALUE

The property has a rateable value of £23,000.

## VAT

All figures are exclusive of VAT where applicable.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the certificate is available on application or to download from the Edwin Thompson website.

## LEGAL COSTS

Each party to bear their own legal costs in the preparation and settlement of the sale documentation together with any VAT thereon.

## VIEWING

The property is available to view by prior appointment with the Carlisle office of Edwin Thompson LLP. Contact:

Hugh Hodgson – [h.hodgson@edwin-thompson.co.uk](mailto:h.hodgson@edwin-thompson.co.uk)

Tel: 01228 458385

[www.edwin-thompson.co.uk](http://www.edwin-thompson.co.uk)



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