

## TO LET



# Concrete Depot & Site Stephenson Ind Est Willowholme Carlisle CA2 5RN

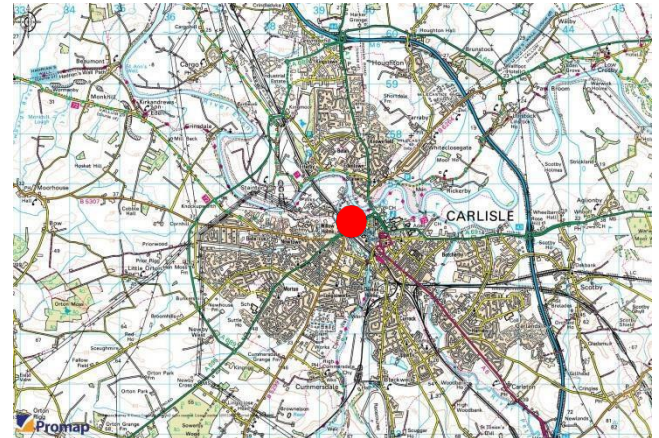
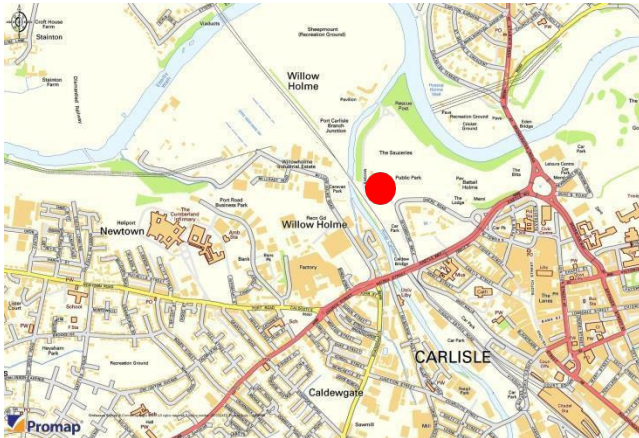
## CONCRETE BATCHING PLANT ON SECURE SITE

Circa 0.34 acres (0.14 ha)

- batching plant suitable for continued use
- self contained secure hard surfaced yard area
- located close to Carlisle town centre and Junctions 43 and 44 of the M6

FLEXIBLE TERMS AVAILABLE

# STEPHENSON INDUSTRIAL ESTATE CARLISLE



## Location

The site is located in the Willow Holme area of Carlisle, approximately 2 miles from the town centre. The regional and national motorway network is easily accessed via J43 of the M6, less than 3.5 miles to the east.

The surrounding area is predominantly industrial with a mixture of modern and secondary units, ranging in sizes.

## Description

The site comprises a regular self contained site which has most recently been used as a concrete batching plant and would be suitable for a continuation of this use. Further information available on request.

The site in total extends to circa 0.34 acres (0.14 ha).

## Business Rates

The site is currently assessed as concrete batching plant and premises and has a rateable value of £11,500. This does not constitute the rates payable.

## Terms

The site is available by way of an assignment or subletting of the existing lease expiring 13<sup>th</sup> April 2024.

A new longer term lease may also be available by negotiation.

**Further rental information available upon request.**

## Viewing

Site inspections can be arranged strictly by appointment through the sole agents:

**Gerald Eve LLP.**  
**1 York Place,**  
**Leeds,**  
**LS1 2DR**

**Rhys Pointing**  
**0113 2048419**  
[Rpointing@geraldev.com](mailto:Rpointing@geraldev.com)



**(Site plans are indicative only and should not be relied upon)**

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