

**Threave Court,
Castlehill Industrial Estate, Carlisle, ML8 5UF**



- Units from 1,010- 1,950 sq ft
- Recently refurbished
- Communal yard space
- Flexible lease terms

Location

Threave Court is located in Castlehill Industrial Estate, adjacent to the A73 Airdrie Road less than 1 mile to the north of Carlisle town centre. The M74 is less than 7 miles from the estate, opening the access to the central belt and the south of Scotland.

Motherwell, Hamilton, Lanark and Larkhall are all accessible within 20 minutes' drive time of Threave Court.

Description

Threave Court consists of 13 modern light industrial units, arranged in five opposing, semi-detached blocks. The subjects are of steel portal frame construction with part brick and part profile metal cladding, with pitched profile sheet roof.

The units benefit from dedicated personnel doors and vehicle access doors leading to a common hard standing and car parking.

Accommodation

The available units benefit from a recent refurbishment and are suitable for a range of light industrial/ workshop uses. Typical specification includes:

- 3 phase power supply.
- Gas connection.
- Dedicated personnel door.
- Overhead sectional vehicle access shutter.
- Office accommodation.
- Gas fired air blower.



Current Availability

Please refer to the attached Availability Schedule.



Terms

Units are available on flexible terms from licence agreements to traditional longer term agreements.

Quoting rents

Quoting rents are available upon application.

EPC Rating

The units have been assessed for an EPC, which is available upon request.

Legal Costs/ LBTT and VAT

Each party will bear their own legal costs in connection with any transaction, with the tenant responsible for any LBTGrAT or Recording Dues. All prices quoted are exclusive of VAT.

Viewing/ Further Information

Viewing and further information can be arranged through the joint letting agents:

Andrew McCracken
andrew.d.mccracken@eu.jll.com

Gregor Brown
gbrown@geraldeve.com

Andrew Armstrong
andrew.armstrong@eu.jll.com

John Logan
jlogan@geraldeve.com



MISREPRESENTATION ACT | COPYRIGHT | DISCLAIMER

Jones Lang LaSalle, for themselves and for the vendors of this property, whose agents they are, give notice that (1) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in decided whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details.

No responsibility or liability is or will be accepted by Jones Lang LaSalle, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Jones Lang LaSalle or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Jones Lang LaSalle include any joint agents acting with Jones Lang LaSalle. August 2015

Threave Court, Carlisle
AVAILABILITY SCHEDULE

PROPERTY	SIZE (SQ FT)	ESTIMATED RENTAL VALUE	RATEABLE VALUE	EPC RATING
Block 1, Unit 1/2 (MAY SPLIT)	1,984	£9,920	£9,600	TBC

* Finally, we are obliged to confirm that this does not constitute, form part of, vary, or seek to vary, any contract or unilateral obligation and is subject to formal legal missives being exchanged between the parties.