



**TO LET Modern Industrial/TradeCounter Premises
Unit 4A Denton Holme Trading Estate, Chapel Place, Carlisle, CA2 5DF**

Popular Trading Estate close to Carlisle City Centre

Self-contained property with large secure yard and car parking

Total Approximate Gross Internal Area 155.07 sq m (1,669 sq ft)

Rental - £11,000 per annum exclusive

Berwick upon Tweed | Carlisle | Galashiels | Kendal | Keswick | Newcastle | Windermere

LOCATION

The premises are situated on the established and popular Denton Holme Trading Estate immediately to the west of Carlisle City Centre. Immediate surrounding occupiers include Dulux, Chubb Security and Premier Electrical.

Denton Holme Trading Estate is situated a short distance to the south of the A595 accessed via Junction Street and Shaddongate. The A595 provides good access north, east and west connecting to the A69/Jct 43 of the M6, the A7/ Junction 44 of the M6. Carlisle City Centre and The Central Train Station is approximately 0.5 miles to the west and accessed via Victoria Viaduct.

Carlisle is based on the Virgin rail link between Glasgow and London Euston as well as boasting close proximity to Newcastle airport approximately one hour away along the A69. The city has a resident population of 73,000 and an estimated catchment population of 235,000, as well as being the dominant shopping location and administrative centre in the county and the borders.

DESCRIPTION

The subject property provides an end of terrace self-contained modern industrial/trade counter premises of steel portal frame construction with part brick and block/part profile clad elevations and a pitched profile clad roof incorporating translucent roof lights.

Dedicated car parking is provided to the front of the property and there is a secure yard to the rear benefiting from palisade fencing and double steel gates. The premises have an electronic roller shutter at the front and a pedestrian entrance to the office/trade area.

Internally, the property is arranged as workshop space, offices, mezzanine storage and a WC. The premises has a solid concrete floor, suspended strip lighting and the offices have painted block walls, plaster ceilings and diffused strip fluorescent lighting.

SERVICES

It is understood that the property has mains supplies of electricity, gas, water and is connected to the mains drainage and sewerage systems. Additionally there is fully operational fire and intruder alarm systems.

ACCOMMODATION

It is understood that the premises provide the following approximate gross internal measurements:

Ground floor workshop/offices/trade	111.32m ²	(1,198 sq ft)
Mezzanine	43.75m ²	(471 sq ft)
Total Approximate Gross Internal Area	155.07m ²	(1,669 sq ft)

LEASE TERMS

The premises are available by way of a new Full Repairing & Insuring lease for a term to be agreed and at a commencing rental of £11,000 per annum exclusive.

VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

It is understood from the VOA website that the premises have a Rateable Value of £8,700 and are described as Workshop & Premises.

Prospective tenants should check the exact rates payable with Cumberland Council – Tel: 01228 817000.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate for the property can be available upon request.

LEGAL COSTS

Each party is to bear their own legal costs in the preparation and settlement of the lease 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

Ruth Richardson – r.richardson@edwin-thompson.co.uk

Tel: 01228 548385

www.edwin-thompson.co.uk



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