



Edwin
Thompson



**Compound Storage
Land To Let
Former Hadrian Mill
Site, Nelson Street,
Carlisle CA2 5BJ**

- 4.24 acres (1.72 hectares) of Compound Storage Land
 - Situated in close proximity to Carlisle city centre
- Available on a short term basis to suit occupier requirements
 - Rent - £50,000 per annum

LOCATION

The site is located on the corner of Nelson Street and Blencowe Road within Denton Holme, approximately 1 mile southwest of Carlisle city centre. Denton Holme is situated in close proximity to the Carlisle Southern Link Road project which is currently in progress and will significantly increase connectivity to south Carlisle. As a result of this the site is well placed to provide compound storage land for operators within the area.

Carlisle is the regional capital and lies close to the Scottish Border and adjacent to Junctions 42, 43 and 44 of the M6 motorway. It is also based on the Virgin Trains West Coast Main Line providing services between Glasgow and London Euston as well as being approximately 1 hour away from Newcastle Airport along the A69. The city has a population of 75,306 with a wider area population of 107,524 and is a main administrative and retail centre for Cumbria.

DESCRIPTION

The former Hadrian Mill site extends to approximately 4.24 acres (1.72 hectares). Vehicular access to the site is achieved via Blencowe Street. The site formerly had a large warehouse in situ, which has now been demolished. The cleared site is well secured, with the sites boundaries comprising of high brick walls and metal fencing. The site therefore lends itself well as compound storage land.

All mains services are believed to be laid on to or are available in close proximity to the site, however the water supply has been disconnected and an application for a new supply will need to be made.

ACCOMODATION

The property provides the following approximate areas from our measurements:

Site 4.24 acres (1.72 hectares)

LEASE TERMS

The site is available to lease for a number of years to be agreed and at a commencing rental of £50,000 per annum. Leases are available on a short term basis to suit occupier requirements.

VAT

All figures are exclusive of VAT where applicable.

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

Tel: 01228 458385

www.edwin-thompson.co.uk

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