

FOR SALE  
SUPERB DEVELOPMENT LAND WITH  
EXTENSIVE OFFICE BLOCK

"BUSINESS UNAFFECTED"

Eddisons



NEWSPAPER HOUSE, DALSTON ROAD, CARLISLE, CA2 5UA

PRICE ON APPLICATION

- Iconic former Newspaper HQ.
- Extensive site with superb frontage to Dalston Road.
- Offering rare and unique development potential for a variety of uses (STP).
- Prominently located and directly opposite an Aldi.

AVAILABLE SPACE

Office block - approx. 23,500sq ft  
Approx. Overall site area 1.54 Ha  
(3.81 Acres)



## LOCATION

The property is prominently located on Dalston Road (B5299) approximately 1 mile south west of the city centre. An Aldi is directly opposite.

The primary access to the site is via Dalston Road and the premises also benefit from secondary access via Pugin Street. Carlisle Train Station is less than a mile to the east.

The M6 motorway is approximately 3 miles to the east and the A689 approximately 3 miles to the west.

## DESCRIPTION

The premises comprise the iconic former newspaper headquarters being a detached two storey office block.

The office block is brick clad and comprises the main reception, as well as a mix of open plan and private office suites. Floor area of approximately 23,500sq.ft.

Externally the property provides private parking at the front of the building and a large part landscaped part surfaced private car park providing over 200 spaces.

The overall site area is 3.81 acres (1.54 hectares).

## PLANNING

The premises are suitable for redevelopment and interested parties should make their own enquiries to Carlisle City Council.

## RATEABLE VALUE

The property will require reassessing upon occupation.

## EPC

An EPC has been commissioned.

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

The freehold is offered with full vacant possession.

Price on application.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## VIEWING

By prior arrangement with the agents:

Eddisons

Tel / 01274 734101

Email / [matthew.jennings@eddisons.com](mailto:matthew.jennings@eddisons.com)

Email / [john.padgett@eddisons.com](mailto:john.padgett@eddisons.com)

**SUBJECT TO CONTRACT**

FILE REF / 731.4328A (147389)

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