

Hyde Harrington

WAREHOUSE/COMMERCIAL UNITS TO LET

DENTON HOLME ESTATE CARLISLE



Artists impression

Newly constructed warehouse.

Suitable for a number of commercial/business uses.

Three separate units or available as a whole..

Sufficient height for installing mezzanines floors.

Designated on site parking.

Rents from £9,000 per annum

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Denton Holme Trade Centre, Carlisle, CA2 5DF

Description

Brand new warehouse units constructed to provide flexible space for a number of commercial uses.

The building is of steel portal frame construction with an eaves height of 6m (20ft). A number of roller shutter doors have been installed offering potential for the unit to be split providing units from 144 sq m (1,550 sq ft).

There is potential for bespoke tenants requirements to be incorporated such as mezzanine floors, offices or showrooms.

Location

The property is located next to the Denton Holme Trade Centre, a popular estate situated within walking distance of the city centre.

Accommodation

Two units have gross internal areas of 1,550 sq ft, and one unit is 2,350 sq ft



Business Rates

The property has not yet been assessed for rates.

Services

Mains electricity (3 Phase), water and drainage will be laid on to the property.

Terms

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

Rents £9,000 pa for the smaller units
 £13,000 pa for the larger unit.

Energy Performance Certificate.

An EPC will be available on completion of the build.

VAT



All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated.

Viewing

By arrangement through
Hyde Harrington. Tel: 01228 595600

Particulars updated January 2017

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IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property.
2. Plans are not to scale, are for guidance only and do not form part of any contract.
3. Services and any appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the vendor or Hyde Harrington.
5. Measurements are approximate and must not be relied upon. Maximum approximate room sizes are generally given, to the nearest 0.1 metre. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metre. For convenience, an approximate imperial equivalent is also given.
6. Only those items referred to in the text of these particulars are included.
7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.