

# TO LET

(DUE TO RELOCATION)



**CARIGIET  
COWEN**

DENTON HOUSE • DENTON HOLME TRADE CENTRE  
CHAPEL PLACE • CARLISLE • CA2 5DF

## Location

Carlisle is the predominant population and commercial centre for Cumbria and a large part of southwest Scotland, with a resident population of over 108,000 drawing on a wider catchment of over 380,000.

Denton House is situated on an established and well-located trading estate. Denton Holme Trade Centre is located approximately 1 mile west of the city centre, within 2.5 miles of the M6 at junctions 42, 43 and 44. Nearby occupiers include Finesse, Northern Construction and Premier Electrical.

The location of the property is shown coloured red on the plan extract adjacent.

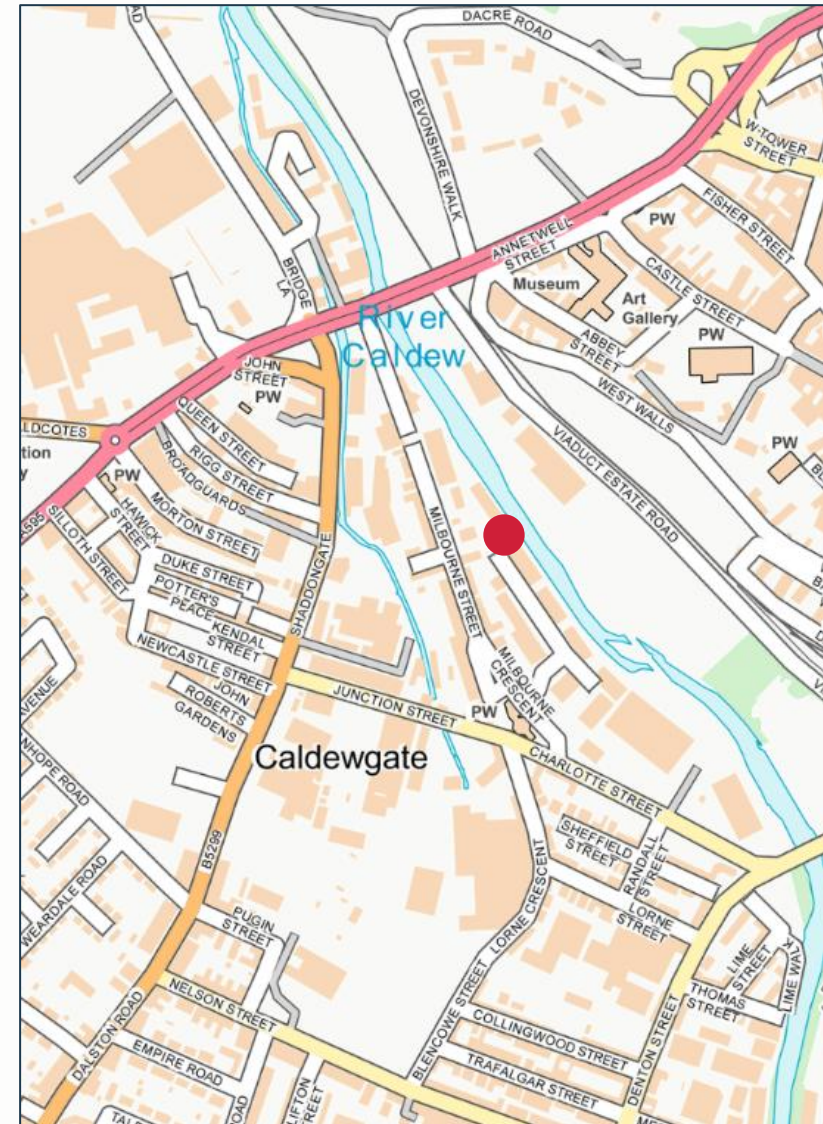
## Description

Denton House is a detached modern office and warehouse facility with dedicated parking and external areas. The premises were built and occupied by the owners, Citadel Homes.

The office space within the property is arranged over two floors. The ground floor includes a reception area with two meeting rooms, staff kitchenette and separate male and female WC's. The first floor provides a mixture of open plan and private offices, plus a small store.

The warehouse is of steel portal frame construction, with walls to a dado level and profile cladding above. This space has a pitched profile clad roof and is equipped with LED lighting throughout. There is a roller shutter at the rear of the property, measuring 3.50 meters wide by 4.10 meters high, along with a secure yard surrounded by a palisade fence and ample car parking available at the front of the property for approximately 10 vehicles.

The property benefits from CCTV on the exterior of the building, air conditioning in the first-floor office, and an alarm system. Additionally, the front entrance leading to the reception area is equipped with an electric roller shutter.



### Accommodation

Denton House provides the following approximate Gross Internal Areas:

Description	Area Sq M	Area Sq Ft
Ground Floor Office	92.56	996
First Floor Office	92.56	996
Warehouse	165.53	1,782
<b>Total</b>	<b>350.65</b>	<b>3,774</b>

### Lease Terms

The property is available **TO LET** by way of new Full Repairing and Insuring lease for a minimum term of 10 years at a rent of **£24,750 per annum exclusive**.

### Services

The property is connected to mains water, drainage, electricity and gas. Services have not been tested, and interested parties should rely on their own investigations to confirm suitability.



### Business Rates

The Valuation Office Agency website describes the property as Warehouse and premises with a 2026 List Rateable Value of £25,000.

The Small Business National Non-Domestic Rate multiplier for the 2026/27 rate year is 43.2p in the £.

### Energy Performance Certificate

An EPC has been commissioned and will be made available shortly.

### VAT

We understand VAT is payable on the rent.

### Costs

Both parties will bear their own legal and professional costs involved in the transaction. A rent deposit may be required, subject to tenant status.

### Viewings

Strictly by appointment with the sole agent, Carigiet Cowen, via prior arrangement. For further information, please contact:

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