

TO LET



UNIT 2 CHAPEL PLACE • DENTON HOLME TRADE CENTRE
CARLISLE • CA2 5DF

**CARIGIET
COWEN**

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. The city is the principal administrative and retail centre for the area.

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 adjacent.

Description

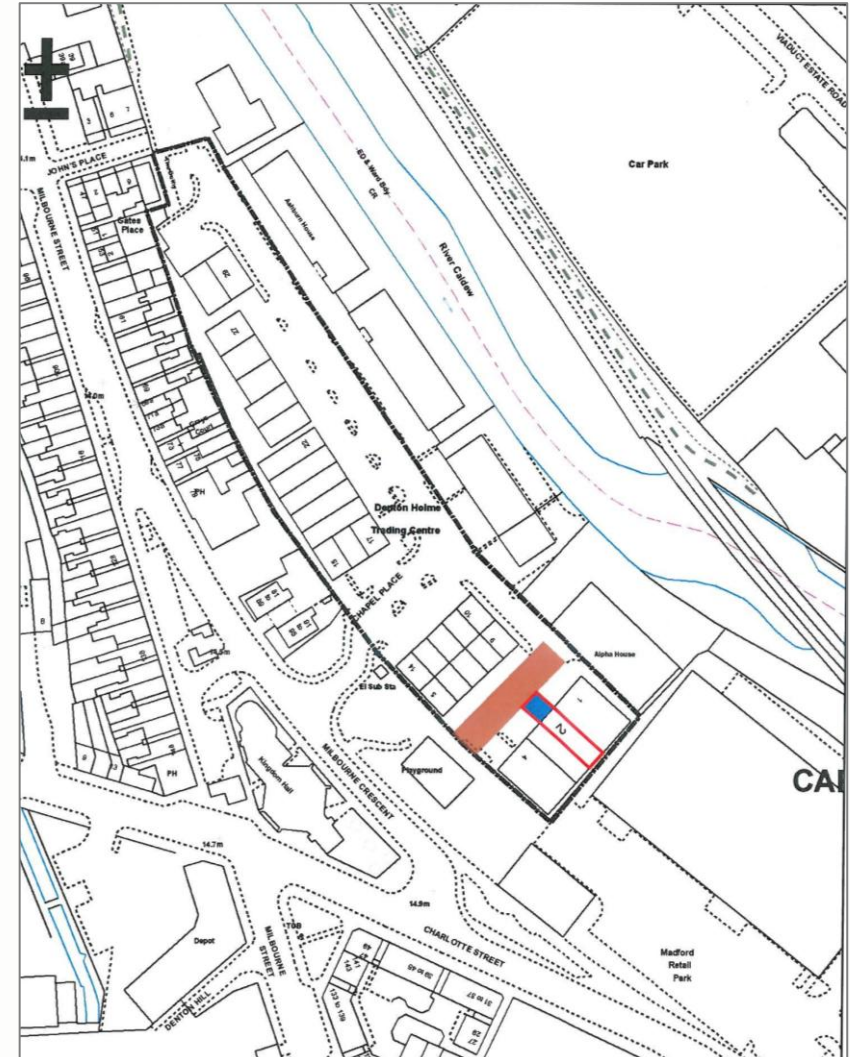
The property is a light industrial unit of steel portal frame construction with an insulated corrugated roof, cavity brick/ blockwork walls with insulated PVC-coated metal cladding above and a concrete floor. The previous tenant has also included stairs and a mezzanine to the rear of the unit. Internally, the unit provides open plan workshop accommodation, built-in office and WC.

Parking spaces are provided to the front, and access to the property is via both a personnel and roller shutter door.

Accommodation

Unit 2 provides the following gross internal floor area:

Description	Sq M	Sq Ft
Gross Internal Area	112.2	1,208



Lease Terms

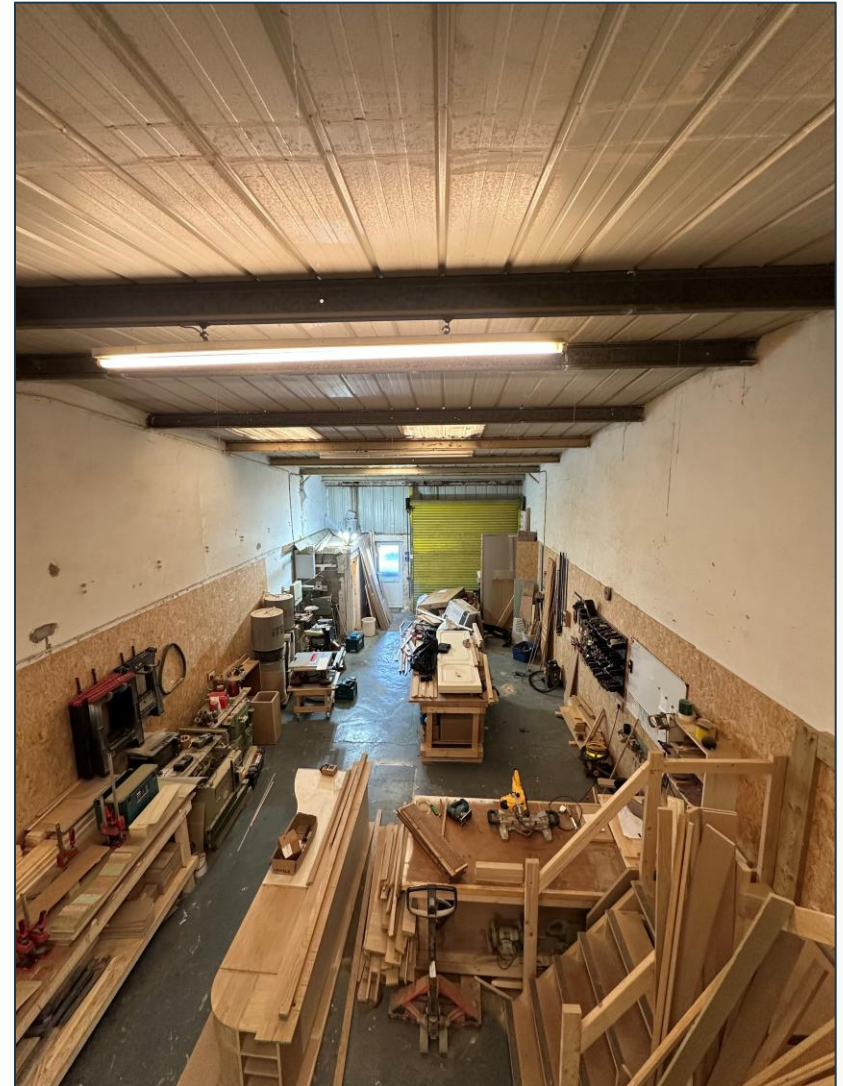
The unit is available **TO LET** by way of a new lease, for a minimum term of 3 years at a rent of **£1,000 per month exclusive**.

Services

The property is connected to mains water, drainage, gas and electricity (3-phase).

Planning

We understand the property holds planning permission under Use Class E but may be suitable for other uses subject to obtaining all necessary consents. Interested parties should contact the Local Authority for planning enquiries.



Business Rates

The Valuation Office Agency website describes the property as Warehouse and premises with a 2026 List Rateable Value of £8,200.

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

***** 100% BUSINESS RATES RELIEF ATTAINABLE *****

Interested parties are advised to make their own enquiries with the local authority to confirm the rates payable.

Energy Performance Certificate

The property benefits from an EPC showing an Energy Rating of C-74.

VAT

We understand VAT is not payable on the rent.

Costs

Both parties will bear their own legal and professional costs involved in the transaction. Subject to covenant strength, a rental deposit may be required.

Viewings

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

Ben Blain

T: 01228 635002

bblain@carigietcowen.co.uk

Francesca Marconi

T: 01228 635004

fmarconi@carigietcowen.co.uk

