

7587/MB

TO LET

THE OLD WAREHOUSE LORNE CRESCENT CARLISLE, CA2 5XW

***Offices & Storage with Parking ***

*** Suitable for Various Uses ***

*** 3,707 Sq Ft (344.41 Sq M) ***

LOCATION

The Old Warehouse is located in Denton Holme within a mixed commercial/residential area, less than a mile to the southwest of Carlisle city centre. Junctions 42-44 of the M6 Motorway are all within approximately 10-15 minutes drive time. A short distance to the north is Denton Holme Trade Centre, a busy trading estate. Nearby occupiers include Carlisle Glass, Lidl, Dunelm, Royal Mail, Kwik Fit and Europcar.

For information purposes, the location of the property is shown circled red on the attached Plan.

DESCRIPTION

The Old Warehouse is a striking 2-storey detached building of solid brick construction beneath a bitumen covered flat roof. Internally, the property has been fitted out for office and storage use with a mix of open plan and smaller rooms over two floors. Roller shutter access is provided to one of the large store rooms, accessed from the shared yard area to the rear where parking for 5-6 cars is also available.

The property could suit a range of alternative uses, including sub-division to create smaller units, subject to any necessary planning consents. Additional parking could be made available through separate negotiation.

ACCOMMODATION

| | | |
|---------------------------|--------------------|----------------------|
| Ground Floor | 190.19 sq m | (2,047 sq ft) |
| First Floor | 154.22 sq m | (1,660 sq ft) |
| Total Useable Area | 344.41 sq m | (3,707 sq ft) |

SERVICES

We understand mains water, gas and electricity are currently connected to the premises but the Landlord intends to replace the gas central heating with electric panel heaters. The tenant will be responsible for payment of utilities charges direct to suppliers.



RATEABLE VALUE

The Valuation Office Agency currently shows three separate assessments for the property with values as follows:

| | |
|--------------------|--------|
| Part Ground Floor: | £3,600 |
| Part Ground Floor: | £5,700 |
| First Floor: | £9,100 |

The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

TERMS

Available as a whole on a new Full Repairing & Insuring Lease for a term of years to be agreed at a rent of **£25,000 per annum exclusive**.

Consideration may be given to subdividing the property through separate negotiation.

ENERGY PERFORMANCE CERTIFICATE

The property currently has a draft Energy Rating of G-172 and the Landlord intends to undertake improvement works in order to meet MEES regulations.

VAT

We are advised that the property is currently VAT elected, and therefore VAT is payable on the rent.

VIEWINGS

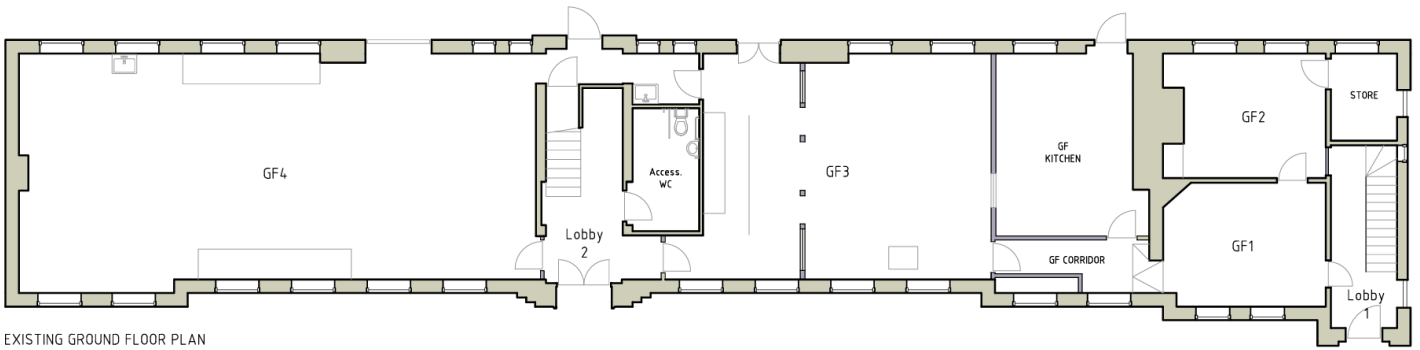
Strictly by appointment with the sole agent, Carigiet Cowen. For further information please contact:-

Mike Beales | Tel: 01228 635003

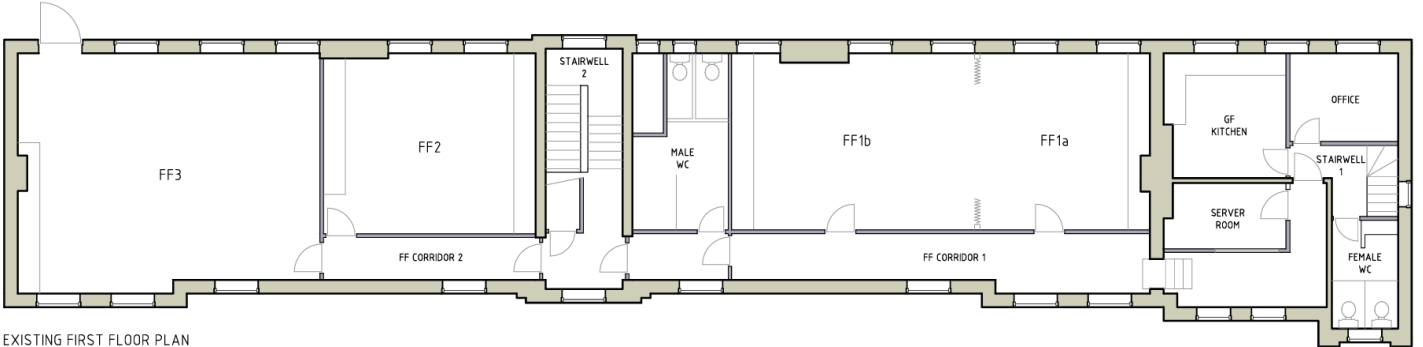
Email: mbeales@carigietcowen.co.uk

Amelia Harrison | Tel: 01228 635007

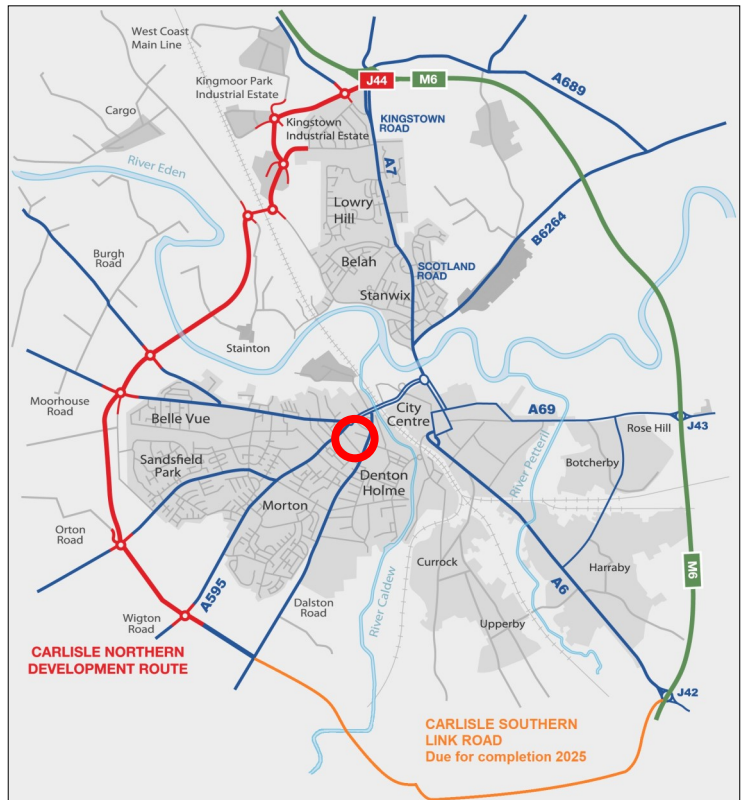
Email: aharrison@carigietcowen.co.uk



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



Carigiet Cowen Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that:

1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer of contract:

2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them:

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