

TO LET

UNIT 3 COLERIDGE HOUSE
THE MALTINGS, SHADDONGATE
CARLISLE CA2 5TU

Carigiet
Cowen



*** DEDICATED CAR PARKING ***

*** CITY CENTRE POSITION ***

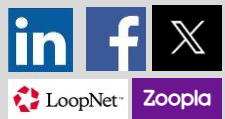
*** SUITABLE FOR VARIOUS COMMERCIAL USES ***

*** HIGH EAVES WAREHOUSE ***



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www.carigietcowen.co.uk



LOCATION

Carlisle is the chief administrative and commercial centre of Cumbria with a resident population of circa 90,000 and a much wider catchment in excess of 150,000. The city is the principal retail centre for the area with Newcastle 60 miles east; Glasgow 90 miles north; and Preston 80 miles south. Shaddongate lies off Caldewgate, one of the busiest and main arterial routes through the centre of Carlisle, providing convenient access to the A595 linking Carlisle with West Cumbria.

The property benefits from a highly visible roadside location close to supermarkets Sainsburys and Farmfoods, electrical retailer Peter Tyson and lies immediately next to Salvation Army, Homeplan Kitchens, Subway, Ballyhoo Boutique Nursery and Crown Paints.

DESCRIPTION

Unit 3 is a two storey former retail showroom benefitting from an extensive triple glazed frontage. Internally, the ground floor of the accommodation provides a reception area, large open plan sales space, ground floor WC's and kitchen facilities plus an extensive warehouse/showroom offering an eaves height of 5.97m. The first floor provides offices, a WC and stores throughout.

Access for loading is provided to the side via a garage and rear of the building also.



ACCOMMODATION

Floor	Sq ft	Sq m
Ground Floor	4,713	(437.88)
First Floor Offices & Stores	2,001	(185.93)
Total Floor Area	6,714	(623.81)

USE

The property lends itself towards a range of uses including warehouse, retail showroom, gymnasium, dance studio, and community uses with the unit benefiting from open plan space and excessive height to the warehouse part.

SERVICES

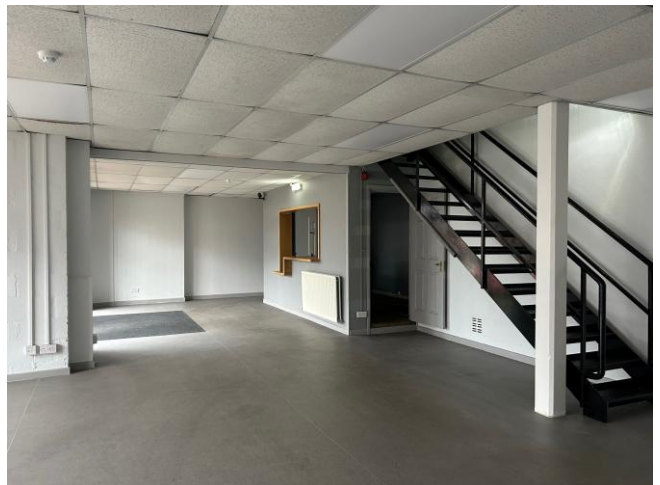
We understand mains water, electricity and drainage are connected.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Offices and premises with a 2023 List Rateable Value of £37,250. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

ENERGY PERFORMANCE CERTIFICATE

The property does not currently have an EPC, one is being commissioned and will be made available shortly.





LEASE TERMS AND RENT

The property is available **TO LET** from November 2025 on a new FRI lease for a term of years to be agreed, at a rent of **£40,000 per annum exclusive**. In addition, an estate maintenance charge is payable.

COSTS

Both parties will bear their own legal and professional costs in respect of any transaction. Subject to covenant strength, a rental deposit may be required as part of any new letting.

VAT

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

VIEWS

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

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Details amended: November 2025

7817/BB

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 or 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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