

RP/7844

## TO LET

**SITE 15 TELFORD ROAD, DURRANHILL INDUSTRIAL ESTATE, CARLISLE, CA1 3NX**



### OFFICE, OPEN SIDED PORTAL FRAME UNIT & LARGE YARD

**449.7 sqm ( 4,834sqft ) on 0.51 Hectares ( 1.27Acres)**

#### LOCATION

**Site 15** is located on the popular Durranshill Industrial Estate, approximately 1.5 miles south east of Carlisle City Centre. The estate is easily accessible with links via Eastern Way to J43 of the M6/A69 and via London Road (the A6) to J42.

Occupiers on the estate include Cavaghan & Gray, Keltbray, Carlisle Window Systems and Cumbria Police North Area Headquarters. For identification purposes only **Site 15** is shown shaded red on the attached OS plan extract,

#### DESCRIPTION

Located at the end of Telford Road access to and from **Site 15** is via a single set of double gates. A large proportion of the site is concrete surfaced with the balance being laid to grass and perimeter landscaping.

There are two built structures at the property. A single storey office/ storage facility of cavity brickwork construction under a flat assumed felt covered roof. This building provides office and ancillary accommodation including WCs. Immediately adjacent is steel portal framed structure with a pitched assumed corrugated asbestos cement sheet roof incorporating roof lights. This structure is completely open sided but could be filled in if required by a future tenant, at their own cost and subject to Landlord's prior approval.

#### ACCOMMODATION

Useable Internal Area

Office/ Storage unit	105.3 sq m	(1,134 sq ft)
Open sided steel portal framed unit	344.4 sq m	(3,700 sq ft)

Secure, concrete surfaced yard extending to circa **3,000 sq m ( 0.75 acres )** with potential to extend further

## SERVICES

All mains services are connected or are available in close proximity to the property.

## RATING

The Valuation Office Agency web site specifies the Rateable Value to be £13,750

The national non-domestic rate for the current 2025/2026 rate year is 49.9p in the £.

## TERMS

The **SITE 15** is immediately available To Let by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of **£30,000 pa** exclusive.

## COSTS

Each Party will be responsible for their own legal costs in connection with the transaction.

## VAT

All figures quoted are exclusive of VAT where applicable.

## VIEWING

Strictly by appointment through the agents, Carigiet Cowen. Contact:

### Richard Percival

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Details Prepared July 2025



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