

# TO LET



Business/Industrial/Various Sizes available/£FROM £5 PER SQ  
FT

## Former Mitchell Dryers Site, Carlisle

Denton Street, Denton Holme, Carlisle, CA2 5DU

Walton Goodland

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01228 514 199



## MIXED INDUSTRIAL WORKSHOP, WAREHOUSE AND STORAGE

- FLEXIBLE LEASE TERMS AVAILABLE – NO LONG-TERM TIE-IN COMMITMENTS
- FLEXIBLE SPACE USABLE FOR A VARIETY OF INDUSTRIAL USES
- SOME LIMITED OFFICE SPACE AVAILABLE ON SITE

## DESCRIPTION

Former engineering site comprising various interlinked industrial buildings of steel portal frame and brick construction providing workshop space which can be split subject to size requirements.

## ACCOMMODATION

The property provides flexible workshop and storage space which can be sub-divided and self-contained subject to requirements (ranging from 1,000 – 50,000 sq ft) and availability. Information on request.

Now only limited space left on site.

## VAT

All rents and outgoings are quoted exclusive of but may be liable to VAT. We recommend that prospective tenants establish the VAT implications before entering into any agreement.

## LEASE

Flexible short-term leases available on internal repairing terms only.

## SERVICES

All mains services are connected to the site. Some buildings benefit from gas-fired space heaters.

## RATEABLE VALUE

Business rates payable depend upon the area on site taken.

## RENT

From £5 per sq ft, exclusive of business rates, VAT and all other outgoings.

## Energy Performance Certificate (EPC)

Please see copies of front pages attached.

The buildings will eventually be redeveloped.

## VIEWINGS

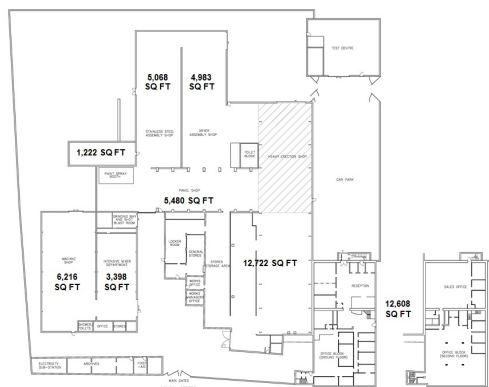
Strictly by appointment only.

Walton Goodland act as agents for the Vendors of this property. No person in their employment has any authority to make any representations of warranty whatsoever in relation to this property. All information and measurement in these details are given in good faith, are approximate and whilst every effort has been made to ensure accuracy this cannot be guaranteed. These details do not form part of any contract.

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agency@waltongoodland.com www.waltongoodland.com





## Energy Performance Certificate

Non-Domestic Building



ARCHIVE BUILDING  
Mitchell Dryers Ltd  
Denton Holme  
CARLISLE  
CA2 5DU

Certificate Reference Number:  
9090-9915-0386-9411-1020

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

200

This is how energy efficient the building is.

### Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 228  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 136.34  
Primary energy use (kWh/m<sup>2</sup> per year): Not available

### Benchmarks

Buildings similar to this one could have ratings as follows:  
44 If newly built  
129 If typical of the existing stock

## Energy Performance Certificate

Non-Domestic Building



ASSEMBLY BUILDING  
Mitchell Dryers Ltd  
Denton Holme  
CARLISLE  
CA2 5DU

Certificate Reference Number:  
9090-9915-0386-9415-1024

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

144

This is how energy efficient the building is.

### Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 3360  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 150.32  
Primary energy use (kWh/m<sup>2</sup> per year): Not available

### Benchmarks

Buildings similar to this one could have ratings as follows:  
24 If newly built  
71 If typical of the existing stock

## Energy Performance Certificate

Non-Domestic Building



MACHINE SHOP BUILDING  
Mitchell Dryers Ltd  
Denton Holme  
CARLISLE  
CA2 5DU

Certificate Reference Number:  
0493-0136-9189-2109-5092

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

169

This is how energy efficient the building is.

### Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 990  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 165.19  
Primary energy use (kWh/m<sup>2</sup> per year): Not available

### Benchmarks

Buildings similar to this one could have ratings as follows:  
30 If newly built  
87 If typical of the existing stock

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## Energy Performance Certificate

Non-Domestic Building



MAIN OFFICE  
Mitchell Dryers Ltd  
Denton Holme  
CARLISLE  
CA2 5DU

Certificate Reference Number:  
0592-0199-8130-4190-9643

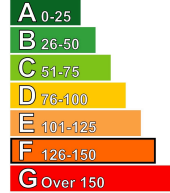
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### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions



126 This is how energy efficient the building is.

Less energy efficient

### Technical Information

Main heating fuel: Gnd Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 1192  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 89.24  
Primary energy use (kWh/m<sup>2</sup> per year): Not available

### Benchmarks

Buildings similar to this one could have ratings as follows:  
30 If newly built  
88 If typical of the existing stock

## Energy Performance Certificate

Non-Domestic Building



TEST CENTRE  
Mitchell Dryers Ltd  
Denton Holme  
CARLISLE  
CA2 5DU

Certificate Reference Number:  
9992-3019-0168-0192-4501

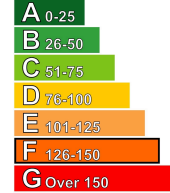
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### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions



141 This is how energy efficient the building is.

Less energy efficient

### Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 464  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 71.58  
Primary energy use (kWh/m<sup>2</sup> per year): Not available

### Benchmarks

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29 If newly built  
86 If typical of the existing stock

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