

**WARWICK MILL BUSINESS VILLAGE
WARWICK BRIDGE, CARLISLE
CA4 8RR**



MIXED USE ACCOMMODATION

**Fully networked with
Excellent broadband connections**

TO LET

Suitable for new businesses

Adjacent to A69 and within 4 miles of M6 Motorway

On site car parking

Good on-site facilities and local amenities

LOCATION

Situated in rural surroundings off the A69 and near J43 of the M6 and only a few minutes from Carlisle City Centre, Warwick Mill is ideally located for servicing Cumbria, North East England and South West Scotland. Amenities available in nearby Warwick Bridge include; filling station, supermarket, butchers and hairdressers.

DESCRIPTION

Warwick Mill Business Village is a historic former textile mill that has been carefully converted to provide a range of office and light industrial workspace solutions of various sizes. (availability sheet overleaf)

The site benefits from full broadband and telephone access, ample parking and security. Being part of the Business Village also gives access to the wider business services as well as use of meeting rooms, reception facilities.

TERMS

Available on a new 3 year lease. Current availability schedule attached overleaf.

SERVICES

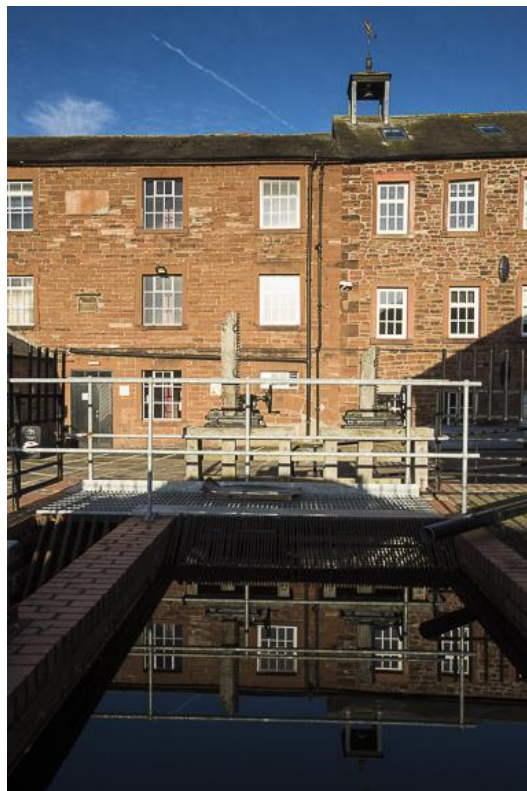
Main water, electricity (3 phase) and drainage are laid on to the business park. Heating is provided in some of the accommodation.

VIEWINGS

For further information or to arrange a viewing please contact:

Ben Blain
Tel: 01228 544733 Email: carlisle@carigietcowen.co.uk

Details amended March 2025



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WARWICK MILL
Business Village

**** SMALL BUSINESS RATES RELIEF MAY BE
APPLICABLE**

**Carigiet
Cowen**

**Warwick Mill Business Village
Office/Workshop Accommodation
MARCH 2025 Availability**

Property	Room/ Unit	m ²	w/ stations	Asking £/ Year	Asking £/ week	Rateable Value	Description
OFFICES							
WMBC 0	0.02	22	5	6700	129		Good quiet room for 5 people
WMBC 0	0.05	33	6	8000	154		Large bright room
WMBC 0	0.06	33	5	8000	154		Office and separate waiting/ store space. Can connect to 0.05
WMBC 0	0.08	37	7	10000	192		Large well finished room on lower floor
WMBC 1	1.08	11	2	4160	80		Great office for 1 or 2 people
WMBC 1	1.09	11	2	4160	80		Great office for 1 or 2 people
WMBC 3	3.12	29	6	9000	173		Large bright room on third floor
MM	11	64.29	10	28000	538		Standalone serviced office with brew area, internal office/ meeting room. Access into the business centre

WORKSHOPS

WMW - MM	SM6	86		8800	169	3650	Good size workshop with phase 3 electric, roller shutter door. Separate office and brew room/ kitchen
WMW - SM	MM2e	98		6500	125		Covered secure compound area with electric.
WMW - SM	SM9a	218.52		18575	357	7300	Excellent unit inc, kitchen, toilet, office space and warehousing. Double Roller shutter door access, plenty of parking. Wifi access

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