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OFFICE PROPERTY REGISTER

FEBRUARY 2025

	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Carlisle	Currock House Community Centre Lediard Avenue Currock	Available Space: Commercial Kitchen (ground floor) 177 sqft (16.44 sqm) Room 7 (first floor)	Rents: £10,000 p.a. £5,000 p.a. NO VAT PAYABLE Inclusive of rent, building insurance & utilities	All Inclusive Rentals Immediately Available Suitable for new businesses, including community uses. Flexible license terms available. On-site parking. Two storey Grade II listed building, suitable for a range of occupiers including: * Office * Group classes * Local businesses To let on new license agreement for a term of 12 months. A rental deposit of £150 will be required upon exchange of contracts. The commercial kitchen is fully fitted with various appliances and equipment. With own access to load and unload from the yard. Room 7 Fitted out office and ready for immediate use. 5-6 person office.	AH/7464
Carlisle	26-40 English Street Unit A & B	Unit A: 833 sqft (77.38 sqm) Unit B: 833 sqft (77.38 sqm)	Rent: £15,000 p.a. £15,000 p.a. Or £25,000 p.a. For both units as a whole	PRIME RETAIL/OFFICE UNIT PROMINENT LOCATION Part of the former House of Fraser demise, facing onto St Cuthberts Lane. A double fronted unit, with proposed dedicated access to St Cuthberts Lane. Available as a whole or in part. Suitable for a variety of uses including: retail*office*salon*café* *restaurant. Additional accommodation can be made available either side of this space, subject to requirements.	BB/7394
Carlisle	26-40 English Street Third Floor Viewing is highly recommended to fully consider the opportunity that is available	Area: 5,698 sqft (529.40 sqm)	Rent: From £1 per sq ft Per annum + VAT + Service Charge	PRIME RETAIL/OFFICE UNIT PROMINENT LOCATION Part of the former House of Fraser demise, located on the top floor with self-contained access via a passenger lift. A rectangular shaped unit with open plan floor space and private rooms, featuring staff room, kitchen and WCs.	BB/7394

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Carlisle	1 Fisher Street	Total Floor Areas over three floors 2,331 sq ft (216.62 sqm) *No VAT payable*	Freehold Investment For Sale Offers in the region of £195,000 are invited passing rent of £13,000 p.a.	*City Centre Building* Let to Safety Net (UK) registered charity until 12 February 2028 A Grade II listed three storey building. Well fitted out office accommodation throughout, including private and open plan meeting rooms, kitchen, WCs, storage and basement.	BB/7281
Carlisle	Fisher Street Galleries 18 Fisher Street 100% Business Rates Relief	Room 9: 232 sqft (21.58 sqm)	Rent: £3,000 p.a. + VAT	City Centre Office/Salon/Studio Available January 2025 Located in the historic quarter, on the northern side of Carlisle City centre, the 3 storey commercial property has a mix of business users residing. There are communal toilets and kitchen facilities located on the ground and second floors. Room 9 most recently used as a beauty salon.	BB/5222
Carlisle	Part First Floor Fusehill Medical Practice Fusehill Street	Total Area: 1,322 sq ft (122.83 sqm)	Rent: £29,750 p.a.	*Self-Contained Office Suite* Within Fusehill Medical Centre. A range of private & more open plan office suites or consultancy rooms. Suitable for medical, consultancy or health related users. 3 dedicated on-site parking spaces and street parking. Partitioning could be altered to suit needs of occupier.	RP/7086
Carlisle	Hillcrest Building Hillcrest Avenue London Road	GF: 3,543 sqft Ancillary: 387 sqft FF: 3,325 sqft Ancillary: 297 sqft SF: 683 sqft	Freehold For Sale With Vacant Possession £600,000	32 Car Parking Spaces Three storey leisure building providing Laser Quest facility on the ground floor, upper floor offices and stores, with top floor UV Golf facility. The layouts are rectangular in shape and are open plan, but could be sub-divided to create smaller spaces. The ground floor is fully DDA compliant. Staff kitchen and WCs and shower room are provided across the various levels.	BB/7449
Carlisle	The Old Warehouse Lorne Crescent Denton Holme	Ground Floor: 2,047 sqft (190.19 sqm) First Floor: 1,660 sqft (154.22 sqm)	Rent: £25,000 p.a. + VAT	Offices & Storage with Parking Suitable for Various Uses A striking detached property of solid brick construction fitted out as offices and storage 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 to the rear where parking for 5-6 cars is available. Sub-division to create smaller rooms, subject to any necessary planning consents. Additional parking could be made available through separate negotiation. Consideration may be given to subdividing the property through separate negotiation.	MB/7587
Carlisle	22 Lowther Street	Net Internal Area: Ground Floor: 1,403 sq ft(130 sqm) First Floor: 971 sq ft (90 sqm) Second Floor: 692 sq ft (64 sqm) Third Floor: 651 sq ft (60 sqm)	Rent: On request New Lease for a term of years to be agreed.	REFURBISHED, HIGH SPEC A Grade II listed building providing high quality office accommodation over 4 floors. 5 car parking spaces to the rear of the property.	BB/7201

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Carlisle	Bourne House Milbourne Street	135 sq ft– 270 sq ft (12.5—25.08 m ²)	Rents include VAT, rates, utilities, service charge, building insurance.	Modern private & open plan serviced offices located on first & second floors. DDA Compliant On -site car parking.	BB/5619
Carlisle Stanwix	Old Croft Well Lane UNDER OFFER	Main Building: 4,575 sqft Annex: 1,002 sqft Pavillion 729 sqft Total Site Area: 1.98 Acres (0.8 Hectares)	Freehold For Sale with vacant possession Offers in the region of £850,000	Rare Opportunity to Acquire a Substantial Property within Large, Well Maintained Setting in Stanwix Substantial 3 storey property with lower ground floor/basement. Extensive grounds, extending to almost 2 acres. Most recently used as a office HQ, but suitable for a variety of uses, subject to planning consent.	RP/7537
Carlisle	24-26 Portland Square	Areas: Ground Floor 3,900 sq ft (362 sq m) First Floor 3,800 sq ft (353 sq m) Second Floor 2,992 sq ft (278 sq m)	Rent: On application	Well situated central office with on -site parking. To Let on floor by floor basis or as a whole. Toilets and kitchen facilities are on each floor. Externally, there are approximately 22 parking spaces.	MB/6171
Carlisle	27 Spencer Street 100% Business Rates Relief	Areas: Ground Floor: 648 sqft (60.20 sqm) GF Kitchen: 97 sqft (8.98 sqm) FF Offices: 786 sqft (72.99 sqm) SF Office: 342 sqft (31.75 sqm) Basement: 65 sqft (6.01 sqm)	Rent: From £1,000 per month Subject to a new 3 year lease and annual rental increases NO VAT PAYABLE	City Centre Location Good Internal Fit Out A Grade II Listed building over 3 floors, most recently fitted out and operated as offices by Carlisle Eden Mind Charity. The building has been extended at the rear. DDA access at the front door of the building by way of a low-level ramp. The ground floor provides two large meeting rooms, which can be amalgamated into one. Staff kitchen, disabled wc, rear office & access to an enclosed external yard. Stairs leading to small basement for storage. The two upper floors provide additional office space/WC.	BB/7496
Carlisle	Hill House 18 Victoria Place 100% Business Rates Relief	Ground Floor: 559 sqft (51.92 sqm) Lobby FF Offices: 584 sqft (54.25 sqm) SF Offices: 508 sqft (47.19 sqm) Basement: 638 sqft (59.27 sqm)	FREEHOLD FOR SALE OR TO LET SALE PRICE £185,000 RENT On application NO VAT PAYABLE	*City Centre Location* Suitable for a Variety of Uses, including Residential A Grade II, Listed, four-storey, end terrace building. Most recently fitted out and operated as offices, the building has been refurbished around 10 years ago and is finished to a modern standard. Integral staircase provides access to each floor. WCS and shower room are located on each landing. External fire escape staircase which is accessed from each level.	BB/7724
Carlisle	Victoria Galleries Viaduct House Victoria Viaduct	Floor Area: 2,736 sqft (254.17 sqm)	Rent: £20,000 p.a. NO VAT PAYABLE	Prominent City Centre Location Suitable for Various Commercial Uses Directly Opposite the new University of Cumbria Campus *Modern Vibrant Accommodation *Rectangular Floor Plate *Staff Kitchen Area *WCs male and female *High Level of Natural Light Available as a whole or in parts.	BB7717

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Carlisle	Riverside House Warwick Road First Floor Office 35 Suite 3	Available floor area: 199 sqft	Rent: £2,640 p.a. 100% Business Rates Relief	On-site Parking The property is located at Riverside, just off Warwick Road, the main arterial road linking Carlisle city centre The property benefits from a modern communal kitchen/staff break out area, balcony, passenger lift and WCs, including disabled. 4 parking spaces included.	BB/7672
Warwick Bridge Carlisle	Warwick Mill Business Village 100% Business Rates Relief	Areas from: 226sq ft (21 sqm) To 710 sq ft (66 sqm)	Rent from £6,700 p.a.	Office space of various sizes available. Ample parking & security. Access to business services & meeting rooms .	BB/5223
Westlinton Carlisle	Alstonby Grange	Floor Area: 822 sqft (76.34 sqm)	Rent: £1,250 per month	Modern Accommodation Just outside Westlinton, the location offers a pleasant , rural working environment with great views. Easy access to the M6/M74 motorway. The converted barn provides open plan rectangular shaped space, with good levels of natural light via side windows and velux roof lights.Shared kitchen and WC facilities. Large parking area provided.Suitable for a variety of commercial uses. DDA Access	BB/7477
Cleator Moor	Crowgarth House 48 High Street	GF: 1,282 sqft (119.06 sqm) FF: 854 sqft (79.66 sqm) SF: 1,251 sqft (116.26 sqm)	For Sale: £275,000 NO VAT PAYABLE	Freehold Property The ground floor provides a rectangular shaped area suitable for a variety of commercial uses Subject to planning, redevelopment of the upper floors could be modified into residential flats, apartments or offices. The building has been granted planning previously for conversion to 7 apartments which has now lapsed, but could be reapplied for. App No. 4/10/2177/OF1.	BB/7320
Cockermouth	Unit 1 Lowther Went Shopping Centre 100% Business Rates Relief UNDER OFFER	Floor Areas: Net Sales Area: 677 sqft (Stores & WC: First Floor: 667 sq ft	Rent £13,500 p.a. NO VAT PAYABLE	Prominent Retail Unit The unit is located in a prime retail location in the town centre. Suitable for a variety of commercial uses, subject to consent.	BB/7558
Cockermouth	93 Main Street 100% Business Rates Relief	First Floor 42.15 sq m (454 sq ft) 1 no car park space	Rent: £8,000 p.a. NO VAT PAYABLE	*Town Centre Location * The first floor is self contained and accessed from the rear of the building. Currently used as storage. Suitable for a variety of commercial uses such as *salon *offices	BB/7648
Cockermouth	First Floor Offices The Town Hall Market Street	Room 1: 1,018 sqft (94.60 sqm) Room 2: 402 sqft (37.35 sqm) Room 3: 173 sqft (16 sqm)	Rent All 3 Offices: £2,000 p.a. inclusive £1,350 p.a. inclusive £750 p.a. inclusive £750 p.a. inclusive	*All Inclusive Rent* *Town Centre Location* *Available as a whole or part* The Grade II Listed Town Hall is an attractive building within a prominent location at the centre of Cockermouth. Providing offices for the Cockermouth Town Council. The available accommodation is located on the first floor and is laid out as three interconnecting suites. Available to rent as a whole or in part, subject to requirement and terms.	BB/7606

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Cockermouth	Fairfield House Station Road	Existing Accommodation Areas: Ground Floor: 768 sqft (71.35 sqm) First Floor: 644 sqft (59.83 sqm) Potential Redevelopment to add a single storey extension area: 592 sqft (55 sqm) By adding the extension the overall ground floor area will be over £1,250 sqft	Rent for existing accommodation : £17,500 p.a. Rent for the accommodation with the inclusion of the proposed extension: In the region of £30,000 p.a. May Sell (price on application)	*Town Centre Location Next to Sainsburys *Extensive Enclosed Dedicated Car Park * Suitable for a Variety of Commercial Uses *Opportunity to Increase Ground Floor Area Did Not Flood in 2009 or 2015 Two storey semi-detached building with extensive tarmac surfaced forecourt area providing spaces for approx. 12 cars. There is a potential redevelopment opportunity to the ground floor exterior to add a single storey extension, providing an additional 592 sq ft to the ground floor, taking the overall ground floor area to over 1,250 sqft. (FUL/2024/0016)	BB/7545
Cockermouth	Part First Floor Suite Within Tithe House Station Road 100% Business Rates Relief	Private Office: 145 sqft (13.50 sqm) Open Plan Area: 589 sqft (54.75 sqm) Kitchen WC Useable Floor Area: 734 sqft (68.25 sqm)	Rent: £6,000 p.a. On a new lease for a term to be agreed. NO VAT PAYABLE	Modern Office Suite (opposite Sainsburys) A first floor suite, regular in shape, providing modern, mainly open plan accommodation with an integral private office, staff kitchen and WC. Within Tithe House, other occupiers include a restaurant, various salons, a yoga studio and offices.	BB/7728
Cockermouth	Lakeland Business Park Unit 3B 100% Business Rates Relief	Area: 1,480 sqft (137.4 sqm)	Rent: £13,750 p.a. Service Charge: £5,466.60 p.a.	First Floor Office Suite Open plan and private offices, with staff kitchen/break room. Communal WCs are located on the ground floor.	MB/7534
Cockermouth	Lakeland Business Park Unit 4B 100% Business Rates Relief	Suite: 1,454 sq ft (135.1 sqm)	Rent: £14,580 p.a. Service Charge: £4,883.05 p.a.	First Floor Office Suite Providing 3 good sized open plan offices plus private office/meeting room, with air conditioning. Small kitchen and shared wc facilities on the ground floor. On-site parking.	MB/7301
Cockermouth	Lakeland Business Park Unit 7E	Ground Floor Suite: 570 sqft (52.96 sqm)	Rent: £6,840 p.a. Service Charge: £2,205.80 p.a.	Ground Floor Office/Clinic The open plan office suite was converted for use as a holiday dialysis clinic in 2004. It provides open plan area with kitchenette and two storage cupboards with part poly floor and part laminate floor coverings. Idea for continued clinical/therapy use or could be converted back to office use.	MB/7619
Cockermouth	Pattinson House Dovenby Hall	Areas: GF: 3,077 sqft	Rent: £9.50 psf	Ground floor office suite within two storey open plan office building. Set in high quality secure landscaped grounds.	RP/6678
Cockermouth	Ground Floor (Right) Sutton House, Dovenby Hall Estate,	1,200 sqft (111.8 sqm)	Rent: £12,000 pa.	Self-contained ground floor office suite within multi-let 2 storey building. A range of private offices of varying sizes with staff and ancillary facilities. High quality Business Park location with on-site parking.	RP/7124
Cockermouth	Ground Floor (Left) Sutton House, Dovenby Hall Estate,	1,060 sqft (98.5 sqm)	Rent: £11.50 psf	Self-contained ground floor office suite, providing 3 individual offices of varying sizes with staff and WC facilities. Potential to combine with adjacent suite to create circa. 2,260 sqft of ground floor space.	RP/7302

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Cockermouth	First Floor (Right) Sutton House, Dovenby Hall Estate	1,780 sqft (165.4 sqm)	Rent: £10 psf	Self-contained ground floor office suite, providing open plan & private office space. Potential to combine with adjacent suite to provide 2,980 sq ft of space. On-site parking.	RP/7303
	First Floor (Left) Sutton House, Dovenby Hall Estate	1,200 sqft (111.5 sqm)	Rent: £10 psf		RP/7304
Burton in Kendal	Rural Enterprise Offices Clawthorpe Hall Business Centre 100% Business Rates Relief	The Courtyard: Unit 10 240 sq ft Unit 9: Windermere House: Unit 22: 507 sq ft Unit 23: 626 sq ft	Rent: From £55 per week* *Rents will vary from suite to suite and costs will depend on services selected.	All Inclusive Flexible Leases Shared Conference Space Generous Parking On-Site Self contained high quality offices. Each contain own kitchen and WC. The Courtyard has reception hallway. Windermere House has shared reception area with lift to upper floor.	RP/7150
Lancaster	Former Meeting House & Car Park Powder House Lane UNDER OFFER	Building: 2,454 sq ft Site Area: 0.403 acres	For Sale Offers in excess of £325,000 for the Freehold Interest	A former meeting house. Fenced car park for approx. 30 vehicles.	RP/7231
Longtown Carlisle	Part Ground and First Floor 1 Esk Street 100% Business Rates Relief UNDER OFFER	Areas: Ground Floor: 424 sq ft (39.42 sqm) First Floor 517 sq ft (48.13 sqm)	Rent: £3,000 p.a. NO VAT PAYABLE ON RENT	*Town Centre Location* Ground and first floor accommodation suitable for retail*offices*health & beauty*alternative uses, subject to planning consent* Ground floor comprises of 3 individual rooms plus store and WC. First floor comprises of 3 individual rooms plus store.	IH/7247
Penrith	Newton Rigg Estate	Various Sizes	Rent on application	NEWTON RIGG ESTATE A range of buildings, suitable for a variety of uses, subject to planning. Office*Retail*Leisure	RP/6859
Penrith	Unit 6 Cumbria House Gilwilly Road Gilwilly Industrial Estate	450 sq ft (41.85 sqm)	Rent: £3,250 p.a 100% Business Rates Relief	Open plan first floor office accommodation with shared WC and kitchen facilities. A large meeting room on the first floor can be available via a booking system. Designated on-site parking.	MB/7324
Penrith	41 King Street	GF Restaurant & Bar Area: 990 sqft (92sqm) Kitchen, Prep & Storage: 410 sqft(38 sqm) Entrance Area & WCs: 200 sqft (18.3 sqm) First Floor Offices: 850 sqft (79 sqm) Second Floor Offices: 900 sqft (83.5 sqm) Second Floor Storage: 150 sqft (14 sqm) Residential Flats: Flats 1-4: 2 bedroom flats Flats 5 & 6: 2 bedroom flats	FREEHOLD INVESTMENT FOR SALE £775,000 MIXED COMMERCIAL & RESIDENTIAL Average rental income around £70,000 p.a.	TOWN CENTRE LOCATION A Grade II listing building over three floors. The ground floor is fitted out and trades as a good quality restaurant. The first and second floors at the front of the building are currently fitted out as office suites with their own dedicated access off King Street. The rear section of the building has been converted to provide a mixture of 4 no. 1 bed flats and 2 no. 2 bed flats which are privately rented on Assured Shorthold Tenancy agreements.	BB/7060
Penrith Hackthorpe	Hackthorpe Hall Business Centre	South Range: Unit 14: 254.89 sq ft	Rent: £2,548.90 p.a. + Service charge: £254.90 p.a.	Superb location Close to the M6 Motorway Office accommodation set within stunning surroundings. Generous on site parking. Competitive rentals.	RP/4377

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Silloth	Former St Andrew Church Solway Street	Gross Internal Area: 3,366 sq ft (312.75 sq m) Site Area: 0.27 acres	FREEHOLD FOR SALE WITH VACANT POSSESSION £250,000 NO VAT PAYABLE	Redevelopment Opportunity Promient Location in Popular Seaside Town A substantial, detached, single storey building. The ground floor layout comprises of two main church hall areas which are interconnecting and have numerous individual accesses. WCs, a kitchen and stores are provided. A small boiler house is located within the basement. The property lends itself to a variety of commercial and residential uses, subject to planning. Converting the existing buildings and demolishing and producing a new scheme are possibilities. The building is not listed and not in a conservation area.	BB/7709
Moor Row Whitehaven	First Floor Buttermere Pavilion Ingwell Hall Complex Westlakes Science Park	2,116 sq ft (196.58 sqm)	To Let £37,000 p.a.	Recently refurbished first floor office accommodation. Self contained with kitchen and WC's. Accessed via an external staircase. Ample parking.	IH/7149
Windermere	First Floor 3 Crescent Road * 100% Business Rates Relief	139 sqft (12.88 sqm) UNDER OFFER	Rent: £2,000 p.a. NO VAT PAYABLE	*Town Centre Location* First floor, rear office suite with good natural light. Shared kitchen and WC on the landing. Ideal for new small business, or start-up business.	IH/6743
Windermere	First Floor Front (left office) 3 Crescent Road * 100% Business Rates Relief	212 sqft (19.66 sqm)	Rent: £3,000 p.a. NO VAT PAYABLE	*Town Centre Location* First floor, front office left office of rectangular configuration with good levels of natural light. Shared kitchen and WC on the landing. Ideal for new small business, or start-up business.	IH/7623
Windermere	Second Floor 3 Crescent Road * 100% Business Rates Relief	505 sqft (46.92 sqm) Kitchen: 33 sqft WC	Rent: £5,220 p.a. NO VAT PAYABLE	*Town Centre Location* Second floor, office suite with good natural light with its own kitchen and WC.	IH/7548
Workington	16-18 Finkle Street * 100% Business Rates Relief *	GF: 678 sqft (63.04 sqm) FF: 925 sqft (22.91 sqm)	Rent: £10,000 p.a. NO VAT PAYABLE	Suitable for a Variety of Commercial Uses Two storey, mid terraced building located in a good secondary trading location. Open plan ground floor sales space with steps down to the rear office/stores. Storage, kitchen & WC are on the first floor.	BB/7215