

**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:

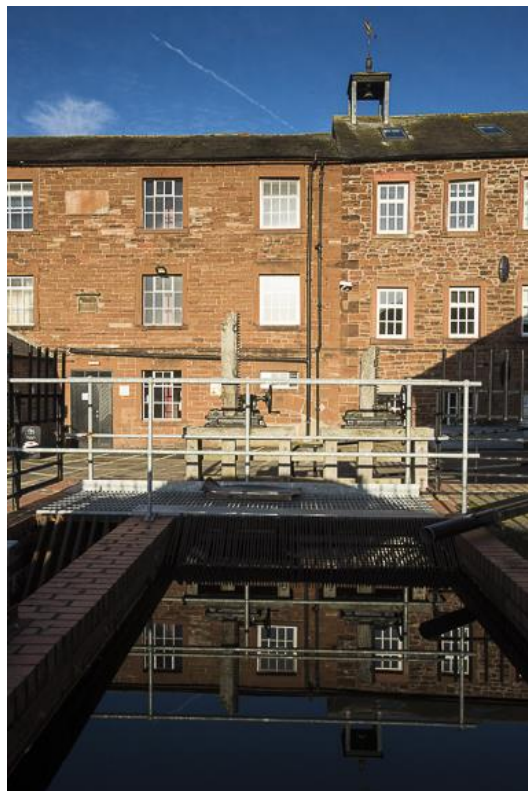
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**Details amended**

**June 2024**



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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;

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WARWICK MILL  
Business Village

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

**Carigiet  
Cowen**

**Warwick Mill Business Village  
Office/Workshop Accommodation  
June 2024 Availability**

Property	Room/ Unit	m <sup>2</sup>	w/ stations	Asking £/ Year	Asking £/ week	Rateable Value	OFFICES
WMBC 0	0.02	22	5	6700	129		Can connect to 0.02
WMBC 0	0.03	21	5	6700	129		Can connect to 0.03
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	1.11	12	2	4420	85		Well proportioned room for 1-3 people.
WMBC 2	2.10	24	4	8760	170		Airy cool room in summer
WMBC 2	2.15	21	4	7665	147		Pleasant quiet, bright room
WMBC 2	2.17	24	5	8760	170		Airy cool room in summer
WMBC 3	3.12	29	6	9000	173		Large bright room on third floor

Property	Room/ Unit	m <sup>2</sup>	w/ stations	Asking £/ Year	Asking £/ week	Rateable Value	WORKSHOPS/STORAGE
							Interest/NOTES
WMW - MM	MM8& 9	1138		83000	1596	24099	Excellent new build workshop/factory. Please refer to Carigiet Cowen details MB/7543
WMW - MM	MM3	82		8200	158	3250	Good clean unit with roller shutter door. 3 phase electric, wifi, no water
WMW - MM	MM2d	97.5		9000	173	4550	Available now - basic dry storage. Not suitable for pallets. Hand balling only
WMW - SM	5	103		9000	173	4250	Excellent unit with workshop spaces, small offices and kitchen. Access to wifi, large door suitable for pallet deliveries, three phase electric.

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