

Contact Surveyors:  
 RP Richard Percival  
 IH Iain Henderson  
 BB Ben Blain  
 MB Mike Beales  
 AH Amelia Harrison

Suite 2, Telford House, Riverside,  
 Warwick Road, Carlisle. CA1 2BT  
 Regulated by RICS  
 Tel: 01228 544733  
 E-Mail: carlisle@carigietcowen.co.uk

Carigiet  
 Cowen

Commercial Property Consultants

www.carigietcowen.co.uk

# OFFICE PROPERTY REGISTER

## JULY 2024

	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Carlisle	Suite 3 Carlyle's Court	First Floor: 1,818 sqft (168.90 sqm)	Rent: £10,000 p.a.  <b>UNDER OFFER</b>	<b>**DDA Access**</b> Modern first floor office, providing open plan office with single private room. Kitchen & WC. Passenger lift.	BB/7392
Carlisle	Suite 5 Carlyle's Court	First Floor Area: 509 sqft (47.29 sqm) <b>100% Business Rates Relief</b>	Rent: £500 per month	<b>**DDA Access**</b> First floor accommodation suitable for office and training purposes. The building benefits from a passenger lift.	BB/7354
Carlisle	Suite 6/6a Carlyle's Court	First Floor: 897 sqft (83.36 sqm) Second Floor: 752 sqft (69.90 sqm)	Rent: £8,750 p.a.	<b>**Former Training Facility**</b> <b>**DDA Access**</b> The two floors provide a mixture of open plan and private rooms, suitable for offices and training purposes. Passenger lift in the building.	BB/7353
Carlisle	Stocklund House Castle Street Ground Suite  <b>UNDER OFFER</b>	Ground Floor: 3,599 sqft(334.36 m <sup>2</sup> )  <b>NO VAT PAYABLE</b>	Rent: £10.00 psf  Service Charge £7.23 psf Inclusive of heating to the office suite	<b>**Newly Refurbished Offices**</b> <b>**Furnished**</b>  <b>City centre location</b> providing a range of open plan and private furnished office suites on the ground floor with the benefit of designated car parking for 9 cars. *DDA compliant 2 no. passenger lifts	BB/5783
Carlisle	35 Castle Street  <b>UNDER OFFER</b>  <b>100% Business Rates Relief</b>	Ground Floor: 729 sq ft (67.76 sqm) Mezzanine: 367 sq ft (34.18 sqm) Basement:	<b>Rent Reduced:</b>  <b>£12,000 p.a.</b>  <b>NO VAT PAYABLE</b>	<b>CITY CENTRE LOCATION</b> Ground floor accommodation with large basement and mezzanine. The unit forms part of what was previously a bank building. Suitable for retail or office use. Can be amalgamated with 37 .	BB/6917
Carlisle	37 Castle Street  <b>UNDER OFFER</b>  <b>100% Business Rates Relief</b>	Sales Area: 1,136 sq ft (105.63 sqm) Mezzanine: 291 sq ft (27.05 sqm) Basement: 110 sq ft	<b>Rent Reduced:</b>  <b>£12,000 p.a.</b>  <b>NO VAT PAYABLE</b>	<b>*CITY CENTRE LOCATION*</b> Open plan ground floor unit with extensive glazed double window frontage. Suitable for a variety of retail and office uses. *DDA compliant*CAT II lighting *Air conditioning*3 phase electric*Staff kitchen & WC	BB/6918

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Carlisle	39 Castle Street First Floor Front Suite	Net Internal Area: 291 sqft (27.19 sqm)  <b>100% Business Rates Relief</b>	Rent: £2,750 p.a.	<b>CITY CENTRE LOCATION Refurbished Office Suites</b> Quality first & second floor office accommodation with shared access and toilet facilities. *excellent natural light *fully carpeted throughout *electric night storage heating *integrated fire alarm & smoke detection.	AH/7458
Carlisle	43 Cecil Street  <b>100% Business Rates Relief</b>  <b>UNDER OFFER</b>	Area: Ground Floor: 302 sqft (28.05 sqm) First Floor: 358 sqft (33.23 sqm)	Rent: £750 per month (£9,000 p.a.)  <b>NO VAT PAYABLE</b>	<b>City Centre Location Good Internal Fit-Out</b> Two storey, mid-terraced property most recently operating as a physical therapy clinic. Similar or office use would be permitted. Refurbished recently. A mix of rooms on each floor with WC and kitchen facilities. Ramp access from street level and a small enclosed rear yard with bin store.	MB/7515
Carlisle	Currock House Community Centre Lediard Avenue Currock	Available Space:  Commercial Kitchen (ground floor) 177 sqft (16.44 sqm)  Jubilee Room 10 person office plus small kitchen (first floor) 660 sqft (61.32 sqm)	Rents:  £10,000 p.a.  £7,000 p.a.  <b>NO VAT PAYABLE</b>  <b>Inclusive of rent, building insurance &amp; utilities</b>	<b>All Inclusive Rentals Immediately Available</b> 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.  <b>The commercial kitchen</b> is fully fitted with various appliances and equipment. With own access to load and unload from the yard.	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	<b>PRIME RETAIL/OFFICE UNIT PROMINENT LOCATION</b> 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: <b>retail*office*salon*café*</b> *restaurant. Additional accommodation can be made available either side of this space, subject to requirements.	BB/7394
Carlisle	26-40 English Street Rear warehouse areas	Available from: 2,215 sqft	Rent & Service Charge On Application	<b>PRIME RETAIL/OFFICE UNIT PROMINENT LOCATION</b> Part of the former House of Fraser demise, facing Blackfriars Street and St Cuthberts Church which is a cut through location to M&S Food Hall, I Love Café. The property can be configured to a variety of specifications and could benefit from new frontages and windows to St Cuthberts Lane and Black Friars Street. Suitable for a range of commercial uses: <b>retail*offices*leisure* gymnasium*studio gallery *kids soft play and other suitable uses*</b>	BB/7394

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Carlisle	26-40 English Street Third Floor  <b>Viewing is highly recommended to fully consider the opportunity that is available</b>	Area: 5,698 sqft (529.40 sqm)	Rent: From £1 per sq ft Per annum + VAT + Service Charge	<b>PRIME RETAIL/OFFICE UNIT PROMINENT LOCATION</b> 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. Suitable as: <b>Office*studio*</b>	BB/7394
Carlisle	1 Fisher Street	Total Floor Areas over three floors  2,331 sq ft (216.62 sqm)  <b>*No VAT payable*</b>	<b>Freehold Investment For Sale</b>  Offers in the region of £195,000 are invited <b>passing rent of £13,000 p.a.</b>	<b>*City Centre Building* Let to Safety Net (UK) registered charity until 12 February 2028</b> 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	Part First Floor Fusehill Medical Practice Fusehill Street	Total Area: 1,322 sq ft (122.83 sqm)	Rent: £29,750 p.a.	<b>*Self-Contained Office Suite*</b> 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	Office 100 Brunthill Road Kingstown Ind Estate	4,250- 9,474 sq ft (394.8-880.16 m <sup>2</sup> )	To Let/May Sell Terms On application	Two storey office. Extensive parking/yard area. Flexible floor plates. Landlord will refurbish to meet tenant requirements.	RP/5343
Carlisle	Ground Floor Unit 11, Block D Clifford Court Parkhouse Kingstown	Floor Area:  875 sqft (81.29 sqm)	Rent:  £1,000 per calendar month  <b>No VAT payable</b>	<b>*Ground Floor, Modern Office* *Dedicated Parking* *DDA Accessibility*</b> A mid-terraced office unit located in the popular Parkhouse Business Park. Providing modern office accommodation with additional shared staff kitchen and WCs. The ground floor is available on a new lease. The first floor is occupied by the property owners, Graves (Cumberland) Ltd.	BB/7559
Carlisle	22 Lowther Street	Net Internal Area: 4,653 sqft (432 sqm) Lower GF: 936 sqft (87 sqm) 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: Available as a whole: £65,000  Lower GF: Rent: £17,500 p.a. GF/FF/SF/TF: Rent: £50,000 p.a.  New Lease for a term of years to be agreed.	<b>REFURBISHED, HIGH SPEC</b> A Grade II listed building providing high quality office accommodation over 5 floors. The lower ground floor can be self-contained, due to the separate access from street level. Providing the ability to split the unit and for an operator to attain 100% Business Rates Relief. 5 car parking spaces to the rear of the property.	BB/7201
Carlisle	Lower Ground Floor 22 Lowther Street  <b>100% Business Rates Relief</b>	Floor Area: 936 sq ft (87 sqm)	Rent: £17,500 p.a.	<b>HIGH QUALITY SPEC</b> Grade II listed, high quality refurbished lower ground floor accommodation, suitable for retail, office or leisure uses. Self-contained access and a mixture of open plan & private areas throughout. Male & female WC's and kitchen facilities are provided.	BB/7201/LG
Carlisle	Bourne House Milbourne Street	135 sq ft– 270 sq ft (12.5—25.08 m <sup>2</sup> )	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

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
<b>Carlisle Stanwix</b>	Old Croft Well Lane	Main Building: 4,575 sqft Annex: 1,002 sqft Pavillion 729 sqft Total Site Area: 1.98 Acres (0.8 Hectares)	<b>Freehold For Sale with vacant possession</b>  Offers in the region of  £850,000	<b>Rare Opportunity to Acquire a Substantial Property within Large, Well Maintained Setting in Stanwix</b>  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
<b>Carlisle</b>	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
<b>Carlisle</b>	27 Spencer Street  <b>100% Business Rates Relief</b>  <b>UNDER OFFER</b>	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)	<b>Freehold For Sale with Vacant Possession</b>  <b>£155,000</b>	<b>City Centre Location Good Internal Fit Out</b> 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
<b>Warwick Bridge Carlisle</b>	Warwick Mill Business Village	Areas from: 118 sq ft (11 sqm) To 344 sq ft (32 sqm)	Rent from £4,160 p.a. <b>100% Business Rates Relief</b>	<b>Office space of various sizes</b> available. Ample parking & security. Access to business services & meeting rooms .	BB/5223
<b>Westlinton Carlisle</b>	Alstonby Grange	Floor Area: 822 sqft (76.34 sqm)	Rent: £1,250 per month	<b>Modern Accommodation DDA Access</b> Situated in a rural area, just outside Westlinton, the location offers a pleasant 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 including: Offices*salon*studio*online retailing and storage.	BB/7477
<b>Cleator Moor</b>	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  <b>NO VAT PAYABLE</b>	<b>Substantial Freehold Property</b> The ground floor provides a rectangular shaped area suitable for a variety of commercial uses including:café*restaurant*office*shop*hot food takeaway* 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

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Cockermouth	Unit 1 Lowther Went Shopping Centre  <b>100% Business Rates Relief</b>	Floor Areas: Net Sales Area: 677 sqft (62.9 sqm) Stores & WC: 92 sqft (8.5 sqm) First Floor: 667 sq ft (62.0 sqm)	Rent £13,500 p.a.  <b>NO VAT PAYABLE</b>  Service Charge: £1,600-£1,700 p.a.	<b>Dedicated Parking Prominent Retail Unit</b> The unit is located in a prime retail location in the town centre. Close to Sainsbury's Costa and Wordsworth House & Gardens. Most recently operating as Vint-Age UK charity shop. Suitable for a variety of commercial uses, subject to consent.	BB/7558
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	<b>Rent for existing accommodation :</b> £17,500 p.a.  <b>Rent for the accommodation with the inclusion of the proposed extension:</b> In the region of £30,000 p.a.  May Sell (price on application)	<b>*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</b>  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	39 Station Street  <b>100% Business Rates Relief</b>	Ground Floor: 388 sqft (36 sqm) First Floor: 775 sqft (72 sqm) Second Floor: 775 sqft (72 sqm) Basement: 388 sqft (36 sqm)  <b>NO VAT PAYABLE</b>	<b>Freehold For Sale with Vacant Possession:</b> <b>£210,000</b>  <b>Or To rent on a new lease for a term of years to be agreed;</b> <b>£17,500 p.a.</b>	<b>Prime Unit Redevelopment Opportunity</b>  Three storey, mid-terrace property. The tenant is vacating in June 2024. The ground floor provides office/sales area. An integral staircase leads down to a basement area, suitable for storage and access to the first and second floor offices.	BB/7519
Cockermouth	Lakeland Business Park Unit 1B  <b>100% Business Rates Relief</b>	Area: 870 sqft (80.83 sqm)	Rent: £10,500 p.a.  Service Charge: £2,157.90 p.a.	<b>Refurbished Ground Floor Office Suite</b> Self-contained ground floor office suite situated to the entrance of Lakeland Business Park. Two open plan offices, small meeting room, WC and kitchen. On-site parking.	MB/7551
Cockermouth	Lakeland Business Park Unit 3B  <b>100% Business Rates Relief</b>	Area: 1,480 sqft (137.4 sqm)	Rent: £13,750 p.a.  Service Charge: £5,466.60 p.a.	<b>First Floor Office Suite</b> Open plan and private offices, with staff kitchen/break room. Communal WCs are located on the ground floor. On-site parking.	MB/7534
Cockermouth	Lakeland Business Park Unit 4B  <b>100% Business Rates Relief</b>	Suite: 1,454 sq ft (135.1 sqm)	Rent: £14,580 p.a.  Service Charge: £4,883.05 p.a.	<b>First Floor Office Suite</b> Providing 3 good sized open plan offices plus private office/meeting room. Small kitchen and shared wc facilities on the ground floor. On-site parking.	MB/7301
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

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
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. On-site parking within high quality Business Park,	RP/7302
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
Cockermouth	First Floor (Left) Sutton House, Dovenby Hall Estate	1,200 sqft (111.5 sqm)	Rent: £10 psf		RP/7304
Durham	5/6A North Road	Net Sales Area: 1,506 sq ft (139.91 sqm) Sales ITZA: 996 sq ft (92.53 sqm) First Floor: 624 sq ft (57.97 sqm) SF: 205 sq ft	Rent: £37,500 p.a.	<b>*Good Trading Position*</b> <b>Various uses Considered</b>  Mid terrace 3 storey building providing ground floor sales area and upper floor staff facilities and storage. Extensive glazed frontage and sliding electronic doors. DDA compliant.	BB/6978
Egremont	50, 51 & 52 Main Street  <b>UNDER OFFER</b>	Ground Floor Sales: 1,785 sqft Stores: 507 sqft WC	Rent: £17,750 p.a.	<b>Town Centre Unit</b> Quadruple fronted, ground floor retail unit. Open plan space with kitchen and WCs to the rear of the unit. Disc zone parking.	BB/7417
Burton in Kendal	Rural Enterprise Offices Clawthorpe Hall Business Centre  <b>100% Business Rates Relief</b>	<b>The Courtyard:</b> <b>Unit 10</b> 240 sq ft <b>Unit 9:</b> <b>Windermere House:</b> <b>Unit 22:</b> 507 sq ft <b>Unit 23:</b> 626 sq ft	Rent: From £55 per week*  *Rents will vary from suite to suite and costs will depend on services selected.	<b>All Inclusive Flexible Leases</b> <b>Shared Conference Space</b> <b>Generous Parking On-Site</b> Self contained high quality offices. Each contain own kitchen and WC. <b>The Courtyard</b> has reception hallway. <b>Windermere House</b> has shared reception area with lift to upper floor.	RP/7150
Kendal	First Floor Unit C3 Kendal House Murley Moss Business Village  <b>100% Business Rates Relief</b>	Reception: 108 sqft (10 sqm) Offices: 656 sqft (60.91 sqm) Kitchen: 43 sqft (4.03 sqm) WC	Rent: £700 per calendar month  <b>NO VAT PAYABLE</b>	<b>Self-Contained High Quality Office Accommodation with Dedicated Parking</b> Providing a main office area and a number of smaller offices and meeting rooms. Separate kitchen and WC facilities. 4 no. dedicated parking spaces for this office suite.	IH/7421
Lancaster	Former Meeting House & Car Park Powder House Lane <b>UNDER OFFER</b>	Building: 2,454 sq ft Site Area: 0.403 acres	<b>For Sale</b> Offers in excess of £325,000 for the <b>Freehold Interest</b>	A former meeting house. Fenced car park for approx. 30 vehicles.	RP/7231
Penrith	Unit 6 Cumbria House Gilwilly Road Gilwilly Industrial Estate	450 sq ft (41.85 sqm)	Rent: £3,250 p.a.  <b>100% Business Rates Relief</b>	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

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
<b>Penrith</b>	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	<b>FREEHOLD INVESTMENT FOR SALE</b>  <b>£775,000</b>  <b>MIXED COMMERCIAL &amp; RESIDENTIAL</b>  <b>Average rental income around £70,000 p.a.</b>	<b>TOWN CENTRE LOCATION</b> 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
<b>Penrith Hackthorpe</b>	Hackthorpe Hall Business Centre	North Range: Unit 7B: 311.26 sqft  South Range: Unit 14: 254.89 sq ft	Rent: £3,112.60 p.a. + Service charge: £311.30 p.a.  Rent: £2,548.90 p.a. + Service charge: £254.90 p.a.	<b>Superb location</b> <b>Close to the M6 Motorway</b>  Office accommodation set within stunning surroundings. Generous on site parking. Competitive rentals.	RP/4377
<b>Stranraer Dumfries &amp; Galloway</b>	Culhorn Rural Centre Commerce Road  <b>UNDER OFFER</b>	107—11,830 sq ft  (10—1,099 m²)	Rent: On application	<b>Proposed Business Development</b> will provide a shared site between a newly developed Veterinary Practice and the proposed Culhorn Rural Centre. This brand new business accommodation will provide multi occupancy accommodation and will be suitable for a variety of users.	BB/6408
<b>Moor Row Whitehaven</b>	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
<b>Whitehaven</b>	80 Lowther Street  <b>* 100% Business Rates Relief *</b>	Net Internal Area: 2,216 sqft (205.84 sqm)	<b>FREEHOLD FOR SALE WITH VACANT POSSESSION OR WITH RETAINED TENANT</b>  <b>£195,000</b>  <b>NO VAT PAYABLE</b>	<b>Freehold Opportunity</b> <b>Car Park to the Rear</b> Attractive two storey, corner, end terraced building. Operating as social club for Whitehaven Rugby League Supporters Club (WRLSC). Ground floor provides open plan bar area with large function room. The first floor provides bar area, function room, darts room, including pool table and small office/stores. Large car park to the rear of the property with installed ramp for disabled use to the ground floor.  Please note, WRLSC would consider retaining a presence in the building as tenant. Full terms could be discussed with interested parties.	BB/7489

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Whitehaven	The Haven Club Cleator Moor Road  <b>UNDER OFFER</b>	Areas: Net Internal Area: 5,858 sqft (544.23 sqm) Site Area: 1.20 Acres (0.48 hectares)	<b>FREEHOLD FOR SALE Offers in the region of  £350,000 Invited for with vacant possession  NO VAT PAYABLE</b>	<b>Offices on Large Development Site</b> Detached two storey large property, currently operating as a social club, for Whitehaven Rugby League Supporters Club (WRLSC), positioned on a spacious plot of land. The building is suitable for a variety of commercial uses including offices (subject to refurbishment). Both floors internally are of rectangular shape and open plan with welfare facilities on both floors.  The site would be suitable for a range of alternative uses, both commercial and residential or potentially further development to part only. Interested parties should make their own enquiries with Cumberland Council in this regard to discuss their proposals further.  Please note, WRLSC would consider retaining a presence in the building as tenant. Full terms could be discussed with interested parties.	BB/7490
Wigton	Old Tan Yard Laurel Terrace  <b>UNDER OFFER</b>	Floor Areas: Ground Floor: 1,184 sq ft (110 sqm) First Floor: 1,331 sq ft (123.65 sqm)	Rent (May Sell)  £17,500 p.a.  <b>NO VAT PAYABLE</b>	<b>**Preliminary Details** On-site Parking 10-12 Cars</b> Two storey building shortly to be refurbished to a high standard. Providing office accommodation, with kitchen and storage on the ground floor.	BB/7204
Wigton	93 High Street  <b>* 100% Business Rates Relief *  UNDER OFFER</b>	Floor Areas: Ground Floor: 1,018 sqft (94.58 sqm) First Floor: 990 sqft (91.97 sqm)	Rent: £18,000 p.a.	<b>Town Centre Location Suitable for Various Uses Dedicated Car Parking Refurbished to a High Standard</b> Two storey property, providing refurbished office accommodation to the first floor, finished to a high standard and Kitchen, WCs & storage is provide on the ground floor which has most recently used as a commercial laundry. Suitable for a variety of uses:  *offices*salon*storage*nursery*	BB/7514
Windermere	First Floor 3 Crescent Road <b>* 100% Business Rates Relief</b>	139 sqft (12.88 sqm)	Rent: £2,000 p.a.  <b>NO VAT PAYABLE</b>	<b>*Town Centre Location*</b> 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	Second Floor 3 Crescent Road <b>* 100% Business Rates Relief</b>	505 sqft (46.92 sqm) Kitchen: 33 sqft WC	Rent: £5,220 p.a.  <b>NO VAT PAYABLE</b>	<b>*Town Centre Location*</b> Second floor, office suite with good natural light with its own kitchen and WC.	IH/7548