

**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:

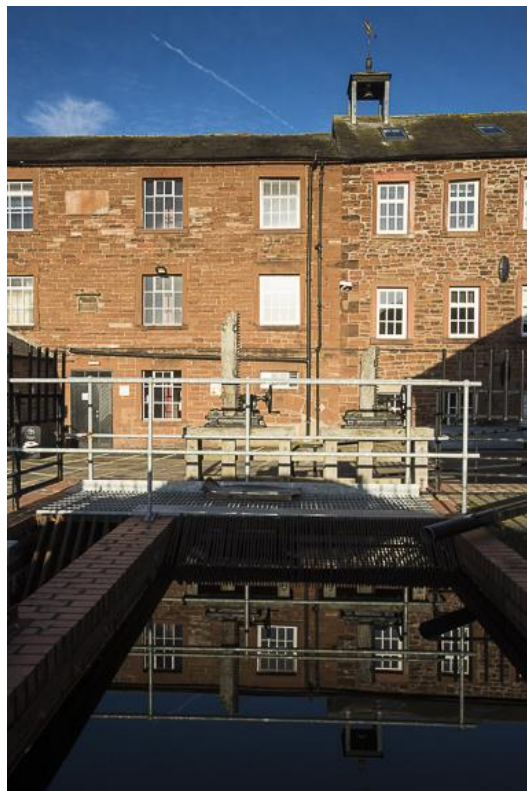
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**Details amended**

**August 2024**



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WARWICK MILL  
Business Village

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

**Carigiet  
Cowen**

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

Property	Room/ Unit	m <sup>2</sup>	w/ stations	Rent £/week	Rateable Value	OFFICES
WMBC 0	0.02	22	5	117		Can connect to 0.02
WMBC 0	0.03	21	5	117		Can connect to 0.03
WMBC 0	0.05	33	6	139		Large bright room
WMBC 0	0.06	33	5	139		Office and separate waiting/store space. Can connect to 0.05
WMBC 0	0.08	37	7	173		Large well finished room on lower floor
WMBC 2	2.10	24	4	150		Airy cool room in summer
WMBC 2	2.15	21	4	119		Pleasant quiet, bright room
WMBC 2	2.17	24	5	70		Airy cool room in summer
WMBC 3	3.12	29	6	220		Large bright room on third floor

Property	Room/ Unit	m <sup>2</sup>		Rent £/P.A.	Rateable Value	WORKSHOPS
WMW - MM	SM8	192		13700	6700	Large workshop, storage area with excellent access. Brew room/kitchen, separate storage and office spaces.
WMW - MM	MM3	82			1645	Good clean unit with excellent lighting, heating and roller shutter door.
WMW - SM	MM2e	98		5250		Covered secure compound area with electric.

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