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INDUSTRIAL PROPERTY REGISTER

JULY 2024

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Aspatria	Unit 2 & Land Aspatria Business Park UNDER OFFER	Gross Internal Area: 4,900 sqft (455.22 sqm) Total Site Area: 0.55 acres	TO LET on a new lease for terms to be agreed at £5 per sq ft Alternatively, SALE OF LONG LEASEHOLD 110 years left on the lease Offers in the region of £250,000	Front of Business Park Location A detached, single storey light industrial unit with dedicated parking and loading/unloading areas provided to the front. Roller shutter door doors and personnel access doors. Open plan internal space with sales/waiting area and reception with a range of rooms and storage facilities. The property could easily be split into two units. In addition, an area of 0.3 acres of grassed land is connected at the side of the unit, currently unfenced. May be suitable for development for additional similar units, car parking or commercial yard subject to use and planning consent.	BB/7478
Brampton	Townfoot Industrial Estate Unit 5B Mid terraced unit Unit 5C Mid terraced unit	725 sq ft (67.41 sqm) 775 sqft (72 sqm)	Rent: £6,525 p.a. UNDER OFFER	Ideal for New/Small Business Terraced units in popular industrial estate providing: *sectional up & over door *toilet facilities *good car parking & access New lease for a minimum term of 3 years. 100% Business Rates Relief	MB/7465 MB/7466 MB/7439
Carlisle	Unit 1 Chapel Place Denton Holme Trade Centre 100% Business Rates Relief	2,473 sqft (229.75 sqm)	Rent: £20,000 p.a. Minimum 3 year lease NO VAT PAYABLE	Good Sized Trade Counter Unit End terraced light industrial unit with concrete floor. Personnel and roller shutter door. Open plan workshop with built-in office and a WC. Parking spaces to the front of the unit.	BB/7425
Carlisle	Unit 4 Chapel Place Denton Holme Trade Centre 100% Business Rates Relief	Internal Area: 2,473 sqft (229.75 sqm)	Rent: £20,000 p.a. Minimum 3 year lease NO VAT PAYABLE	Good Sized Trade Counter Unit A end-terraced unit with concrete floor. The accommodation provides workshop with built in office and a WC. Parking is provided to the front and access to the property is via both a personnel and roller shutter door.	BB/7521

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Carlisle	Ushers Garage Currock Road Trade Centre	GIA: 5,600 sqft (470 sqm)	FOR SALE Offers in the region of £450,000 Rent: £35,000 p.a.	Rare Opportunity to Acquire Long Established Motor Repair & Car Sales Business *Fully fitted out workshop including Class 4 MOT *Prominent site on the edge of city centre includes: *business*goodwill*trade name *equipment*machinery *freehold of premises	RP/7454
Carlisle	Unit 3 Gearshill Road Kingtown Trade Park	3,980 sqft Including offices: 1,998 sqft	To Rent New Lease £29,850 p.a.	Prominent Trade Counter Location Ground floor split 50/50 between good quality offices and warehouse space. Purpose built mezzanine over part.	RP/7552
Carlisle	Unit 4 Gearshill Road Kingtown Trade Park	3,982 sqft With extensive mezzanine	To Rent New Lease £29,850 p.a.	Prominent Trade Counter Location Large showroom/counter sales area with extensive mezzanine over most of ground floor.	RP/7553
Carlisle	Units 3 & 4 Gearshill Road Kingtown Trade Park	7,962 sqft With extensive Mezzanines	To Rent On application New Lease	Double Unit Providing office, trade counter and storage along with large mezzanine area of 6,186 sqft.	RP/7552/53
Carlisle	Long Island Park Unit 6	Areas: 2,112 sq ft (196.28 sqm)	Rent: £12,000 p.a.	Popular Commercial Park Mid terraced workshop/storage unit, comprising of reception area to the front and open storage/ workshop to the rear. WC and kitchen facilities provided. Full coverage first floor mezzanine has been installed to provide open plan office space accessed via two separate stairwells. Parking spaces directly to the front of the unit. Additional shared parking areas in the centre of the estate.	MB/7309
Carlisle	Kingmoor Park	Various plots available	Price on application	A range of design & build opportunities exist across Kingmoor Park as well as development sites.	RP
Carlisle	Commercial Unit London Road UNDER OFFER	4,502 sqft (418.3 sqm)	Rent: £24,000 p.a.	Showroom/Trade Counter/ Workshop/Warehouse Space with Secure Parking & Yard Highly prominent roadside unit, suitable for a variety of uses. Assignment of the existing lease which expires December 2026. New lease direct from the landlord.	RP/7502
Carlisle	Unit 3 Tyne Street Business Park (off London Road) UNDER OFFER	Areas: Unit 3 1,200 sqft (111.48 sqm)	Rent: £10,500 p.a.	Light Industrial/workshop Single phase connection Conveniently located, high quality new build business units, offering self-contained accommodation with integral office/amenities and allocated parking.	MB/6513

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Carlisle	BT Fleet Depot (part) Willowholme Industrial Estate	Areas: Workshop: 7,752 sqft (720.2 sqm) Mezzanine (Storage) 560 sqft (52.03 sqm) Office/Ancillary: 1,518 sqft (141 sqm)	Rent: £40,000	Industrial Premises Available Immediately Located in Established Industrial Estate Self-contained former fleet maintenance workshop with offices and staff facilities. External parking. Part of operational BT site. New lease on terms to be agreed but not longer than 31 December 2030.	RP/7536
Longtown Carlisle	Site 2 Longtown Industrial Estate (former Komatsu site) UNDER OFFER	Site Areas: Premises:1,464.7 sqm (15,766 sqft) 1.23 Acre site (0.499 Hectares)	To Let £95,000 p.a. (sale of the long leasehold may be considered) Price on application	Modern Business Premises Available on a New FRI Lease Quality sales & office space over two floors. High bay workshop/warehouse & ancillary industrial space. Generous external parking, secure yard area & washdown.	RP/7256
Warwick Bridge Carlisle	Warwick Mill Business Park	678 sq ft (63 sqm) to 1,108 sq ft (103 sqm)	Rent from: £5,500 p.a.	Light industrial/workshop/storage space of various sizes Full broadband*ample parking*security* *3 phase electric*	BB/5223
Warwick Bridge Carlisle	Warwick Mill Business Park Units 8-9	Areas: Gross Internal Area 11,848 sqft (1,100.84 sqm) Unit 8A: 3,903 sqft (362.64 sqm) Unit 8B: 3,916 sqft (363.85 sqm) Unit 9: 4,029 sqft (374.35 sqm)	Rent: £83,000 p.a. As a whole Alternatively, the units can be subdivided into 3 separate units Rent & terms to be negotiated, subject to availability	High Quality Workshop/Warehouse Available July 2024 <ul style="list-style-type: none"> • 0.5 miles from J43 of the M6 • On site car parking • Three bay warehouse/workshop • Eaves height from 2.1 –2.6m • 4 level access roller shutter doors • 3 phase electric Internal areas include <ul style="list-style-type: none"> • Reception • Offices • Canteen • WCs To the rear is a large hardcore surfaced yard area, part of which can be made available through separate negotiation.	MB/7543
Stranraer Dumfries & Galloway	Culhorn Rural Centre Commerce Road UNDER OFFER	107—11,830 sq ft (10—1,099 m ²)	Rent: On application	PROPOSED BUSINESS DEVELOPMENT The proposed development 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
Whitehaven	23-24 Lowther Street (ex WILKO)	Ground Floor Retail: 34,547 sq ft (3,209.5 sqm) First Floor Ancillary: 2,692 sq ft (250.09 sqm)	Available To Let Rent on Application Sale of freehold may be considered	*Town Centre Location* For a Variety of uses *Lease or Sale Opportunity* Available To Let as a whole or in parts on a new lease for a term to be agreed. Alternatively a sale of the freehold may be considered.	BB/7393

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Wigton	Unit 1 Miller Business Park 100% Business Rates Relief	Gross Internal Area: 2,276 sq ft (211.45 sqm) External shared parking	Rent: £17,750 p.a. AVAILABLE FROM AUGUST 2024	Trade Counter Light Industrial Unit *Immediately Next to Howdens* End terraced modern industrial unit. Suitable for a variety of uses: *Trade Counter *Showroom *Workshop/Warehouse *Grab & Go Food Consideration could be given to a split of the unit, subject to terms and covenant strength.	BB/7138
Workington	Unit 3 Prospect Works Distington 100% Business Rates Relief	Showroom/Ancillary: 1,926 sq ft (178.91 sqm) Warehouse Storage: 1,463 sq ft (135.95 sqm) Gross Internal Area: 3,389 sq ft (314.86 sqm)	Rent: £18,000 p.a. NO VAT PAYABLE	*Trade Counter Premises* Forecourt Parking with Warehouse Storage Extensive glazed frontage. Showroom/trade counter, with office, kitchen, WC and warehouse storage to the rear. 2 no. electric roller shutter doors.	MB/7214