

UNITS 8-9, WARWICK MILL BUSINESS PARK WARWICK BRIDGE, CARLISLE CA4 8RR

TO LET



HIGH QUALITY WORKSHOP/ WAREHOUSE

AVAILABLE JULY 2024

ON SITE CAR PARKING

0.5 MILES FROM J43 OF THE M6

LOCATION

Situated at Warwick Bridge off the A69 approximately 0.5 miles east of Junction 43 of the M6 and 20 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, Co-op, butchers and hairdressers.

For identification purposes only, the property is shown outlined blue on the OS plan attached overleaf.

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. The site benefits from full fibre 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/ conference rooms and reception facilities.

Units 8-9 comprise a three bay warehouse/ workshop unit, with Units 8A & 8B originally believed to be built circa 1970s, and Unit 9 constructed as an extension in 2017. The units are of steel frame/ portal frame construction with some brick/ blockwork infill, all benefiting from modern insulated profile steel cladding to walls and roof. Internal eaves height ranges from 2.1 - 2.6m and vehicular access is provided by way of 4 level access roller shutter doors.

Internally, the accommodation provides interconnected open workshop/ storage areas in addition to a reasonably sized amenity block with reception, offices, canteen and WCs. Externally to the rear is a large hardcore surfaced yard area, part of which can be made available through separate negotiation.

AREAS

Unit 8A	362.64 sq m	(3,903 sq ft)
Unit 8B	363.85 sq m	(3,916 sq ft)
Unit 9	374.35 sq m	(4,029 sq ft)
Gross Internal Area	1,100.84 sq m	(11,848 sq ft)

SERVICES

We understand mains water and electricity (3 phase) are connected to the premises and heating is via a biomass boiler (sub metered). The unit benefits from full fibre broadband.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of A-25.

RATING VALUE

The Valuation Office Agency website describes the property as Warehouse and premises with a 2023 List Rateable Value of £26,500. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

TERMS

The unit is available as a whole by way of a new full repairing and insuring lease for a minimum of 5 years at a rent of **£83,000 per annum exclusive**. Alternatively, the property could be subdivided into 3 separate units with separate rent and terms to be negotiated, subject to availability.

VAT

We are advised that the property is currently VAT elected, and therefore VAT is payable on the rent.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen. For more information contact:

Mike Beales
Tel: 01228 635003
Email: mbeales@carigietcowen.co.uk
Details updated: June 2024

Amelia Harrison
Tel: 01228 635007
Email: aharrison@carigietcowen.co.uk

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