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# INDUSTRIAL PROPERTY REGISTER

## MAY 2024

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Aspatria	Unit 2 & Land Aspatria Business Park	Gross Internal Area: 4,900 sqft (455.22 sqm)  Total Site Area: 0.55 acres	<b>To Let on a new lease for terms to be agreed at £5 per sq ft</b>  <b>Alternatively, Long Leasehold For Sale 110 years left on the lease Offers in the region of £250,000</b>	<b>Front of Business Park Location</b> 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 3B Mid/end terraced  Unit 5A End terraced unit  Unit 5B Mid terraced unit  Unit 5C Mid terraced unit	 990 sqft (92 sqm)  1,020 sq ft (94.67 sqm)  725 sq ft (67.41 sqm)  775 sqft (72 sqm)	Rent:  <b>UNDER OFFER</b>  £8,670 p.a.  £6,525 p.a.  <b>UNDER OFFER</b>	<b>Ideal for New/Small Business</b>  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. <b>100% Business Rates Relief</b>	 MB/6947  MB/7465  MB/7466  MB/7439
Carlisle	Unit 1 Chapel Place Denton Holme Trade Centre  <b>100% Business Rates Relief</b>	2,473 sqft (229.75 sqm)	Rent: £20,000 p.a.  Minimum 3 year lease  <b>NO VAT PAYABLE</b>	<b>Good Sized Trade Counter Unit</b> 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  <b>100% Business Rates Relief</b>	Internal Area: 2,473 sqft (229.75 sqm)	Rent: £20,000 p.a.  Minimum 3 year lease  <b>NO VAT PAYABLE</b>	<b>Good Sized Trade Counter Unit</b> 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	Unit 8 Chapel Place Denton Holme Trade Centre <b>100% Business Rates Relief</b>	Internal Area: 558 sqft (51.84 sqm)	Rent: £5,250 p.a.  Minimum 3 year lease  <b>NO VAT PAYABLE</b>	<b>Ideal Starter Unit</b> A Mid-terraced unit with concrete floor. The accommodation provides workshop with built in office and a WC. A mezzanine provides further storage area. Parking is provided to the front and access to the property is via both a personnel and roller shutter door.	BB/7501
Carlisle	Ushers Garage Currock Road Trade Centre	GIA: 5,600 sqft (470 sqm)	<b>FOR SALE</b> Offers in the region of £450,000  Rent: £35,000 p.a.	<b>Rare Opportunity to Acquire Long Established Motor Repair &amp; Car Sales Business</b> <b>*Fully fitted out workshop including Class 4 MOT</b> <b>*Prominent site on the edge of city centre</b> includes: *business*goodwill*trade name *equipment*machinery *freehold of premises	RP/7454
Carlisle	Long Island Park Unit 6	Areas: 2,112 sq ft (196.28 sqm)	Rent: £12,000 p.a.	<b>Popular Commercial Park</b> 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	4,502 sqft (418.3 sqm)	Rent: £24,000 p.a.	<b>Showroom/Trade Counter/ Workshop/Warehouse Space with Secure Parking &amp; Yard</b>  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)	Areas:  Unit 3 1,200 sqft (111.48 sqm)	Rent:  £10,500 p.a.	<b>Light Industrial/workshop</b> <b>Single phase connection</b> Conveniently located, high quality new build business units, offering self-contained accommodation with integral office/amenities and allocated parking.	MB/6513
Carlisle	<b>Former TESCO</b> Victoria House Victoria Viaduct	Ground Floor: 27,000 sqft(2,508 sqm) First Floor Offices: 1,472 sqft (137 sqm) Second Floor Offices: 1,392 sqft (129 sqm) Car Park: 30 spaces	Rent £175,000 p.a.  To let on a term of years to be agreed	<b>*Large Retail Unit*</b> <b>*City Centre Location*</b> <b>Close to Proposed University Campus</b> <b>Dedicated Basement Parking</b> Substantial retail warehouse premises over three floors with basement car park for 30 no. vehicles. Suitable for a range of large scale retail uses: <b>*supermarket</b> <b>*retail warehouse</b> <b>*leisure</b> <b>*hotel</b> <b>*potential trade counter</b>	BB/7403

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<b>Longtown Carlisle</b>	Site 2 Longtown Industrial Estate  (former Komatsu site)  <b>UNDER OFFER</b>	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	<b>Modern Business Premises Available on a New FRI Lease</b> Quality sales & office space over two floors. High bay workshop/warehouse & ancillary industrial space. Generous external parking, secure yard area & washdown.	RP/7256
<b>Warwick Bridge Carlisle</b>	Warwick Mill Business Village	678 sq ft (63 sqm) to 1,108 sq ft (103 sqm)	Rent from: £5,500 p.a.	<b>Light industrial/workshop/storage space of various sizes</b>  Full broadband*ample parking*security* *3 phase electric*	BB/5223
<b>Stranraer Dumfries &amp; Galloway</b>	Culhorn Rural Centre Commerce Road  <b>UNDER OFFER</b>	107—11,830 sq ft (10—1,099 m <sup>2</sup> )	Rent: On application	<b>PROPOSED BUSINESS DEVELOPMENT</b> 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
<b>Whitehaven</b>	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)	<b>Available To Let</b>  <b>Rent on Application</b>  <b>Sale of freehold may be considered</b>	<b>*Town Centre Location* For a Variety of uses *Lease or Sale Opportunity*</b>  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
<b>Wigton</b>	Unit 1 Miller Business Park  <b>100% Business Rates Relief</b>	Gross Internal Area: 2,276 sq ft (211.45 sqm)  External shared parking	Rent: £17,750 p.a.  <b>AVAILABLE FROM AUGUST 2024</b>	<b>Trade Counter Light Industrial Unit *Immediately Next to Howdens*</b> 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
<b>Workington</b>	Unit 2 Prospect Works Distington  <b>UNDER OFFER</b>	Workshop 2,914 sq ft (270.74 m <sup>2</sup> ) Office/Stores: 2,999 sq ft (278.61 sqm) Sub-division will be considered	Rent: £25,000 p.a.  <b>NO VAT PAYABLE</b>	<b>*Workshop and Offices*</b> Large building predominantly comprising of workshop space with a range of offices that could be converted back to additional workshop/storage space. Externally there is a large communal yard for parking.	MB/5480
<b>Workington</b>	Unit 3 Prospect Works Distington  <b>100% Business Rates Relief</b>	Showroom/Ancillary: 1,926 sq ft (178.91 sqm) Warehouse Storage: 1,463 sq ft (135.95 sqm) <b>Gross Internal Area: 3,389 sq ft (314.86 sqm)</b>	Rent: £18,000 p.a.  <b>NO VAT PAYABLE</b>	<b>*Trade Counter Premises* Forecourt Parking with Warehouse Storage</b> Extensive glazed frontage. Showroom/trade counter, with office, kitchen, WC and warehouse storage to the rear. 2 no. electric roller shutter doors.	MB/7214