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# OFFICE PROPERTY REGISTER

## MAY 2024

	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Carlisle	Skiddaw House Carlisle Airport Business Park	Ground Floor: 1,542 sqft (143.25 sqm)  First Floor: 886 sqft (82.3 sqm)	Rent: From £7.50 per sq ft	<b>Modern Office Suites</b> High quality private and open plan office suites over ground & first floor, together with shared reception area & WCs on the ground floor. Available To Let as a whole or on a Suite by suite basis. Parking to front and rear of the building.	RP/7486
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** **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	Ground Floor: 3,599 sqft(334.36 m²)  <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** **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>AVAILABLE</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

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Carlisle	37 Castle Street  <b>AVAILABLE</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
Carlisle	39 Castle Street  First Floor Front Suite  First Floor Side Suite  Second Floor Suite	Net Internal Area:  291 sqft (27.19 sqm)  291 sqft (27.19 sqm)  233 sqft (21.7 sqm)  <b>100% Business Rates Relief</b>	Rent:  £2,750 p.a.  <b>UNDER OFFER</b>  <b>UNDER OFFER</b>	<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	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)  Room 5 1-2 person office (first floor) Fitted out office & ready for immediate use.	Rents:  £10,000 p.a.    £7,000 p.a.  <b>UNDER OFFER</b>  <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 is fully fitted with various appliances and equipment. With own access to load and unload from the yard.</b>	AH/7464
Carlisle	Chatsworth House 26/27 Victoria Place  <b>UNDER OFFER</b>	Floor Areas: Ground Floor: 2,178 sqft (202.4 sqm) First Floor: 1,563 sqft (145.2 sqm) Second Floor: 1,276 sqft (118.5 sqm) Basement Stores 1,413 sqft (131.3 sqm)	<b>Freehold For Sale With vacant possession</b>  Offers in the region of £350,000	<b>Traditional three-storey, double fronted end terrace property</b> Providing a range of good sized rooms, some with original features, including cornicing, ceiling roses and fireplaced. Most recently used as teaching and studio space, together with office accommodation. Upvc double glazed casement windows. Single storey extension at ground floor level which was previously used as a nursery/creche. Plus rear yard.	RP/7194

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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	Upper Floors 21 Lowther Street  <b>100% Business Rates Relief</b>	First Floor Area: 1,166 sq ft (108.31 sqm) Second Floor Area: 1,167 sq ft (108.42 sqm)	<b>Rent Reduced to:</b>  £7,500 p.a.  <b>AVAILABLE</b>	<b>CITY CENTRE LOCATION</b> Self-contained upper floors with their own kitchen and wc facilities, therefore could be let on an individual basis. Suitable for retail or office use.	BB/7130
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

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Carlisle	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
Carlisle	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 and WC.	BB/7496
Warwick Bridge Carlisle	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
Westlinton Carlisle	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
Cleator Moor	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>Prominent Location 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
Cockermouth	78 Main Street  <b>UNDER OFFER</b>	Ground Floor Sales Area: 414 sqft (38.46 sqm) Kitchen: 208 sqft (19.35 sqm) WC  <b>100% Business Rates Relief</b>	Rent: £14,750 p.a.  <b>NO VAT PAYABLE</b>	<b>Town Centre Location Air Conditioning Installed</b> The ground floor sales area is rectangular in shape and open plan with a kitchen and WC facilities. Air conditioning is also an added feature. Suitable for a variety of commercial uses such as: Café*Restaurant*Salon*Clinic *Offices	BB/7482

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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: £210,000</b>  <b>Or To rent on a new lease for a term of years to be agreed; £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 4B	Suite: 1,454 sq ft (135.1 sqm)	Rent: £14,580 p.a.  <b>100% Business Rates Relief</b>	First floor office, sub-divided into 3 offices/meeting rooms. With 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
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* 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 5:</b> 352 sq ft <b>Unit 9:</b> Windermere <b>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 Shared Conference Space 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

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<b>Lancaster</b>	Former Meeting House & Car Park Powder House Lane  <b>UNDER OFFER</b>	Building: 2,454 sq ft (227.99 sqm)  Site Area: 0.403 acres)	<b>For Sale</b>  Offers in excess of £325,000 for the <b>Freehold</b> <b>Interest</b>	A purpose built former meeting house offering well proportioned accommodation. Comprising of main entrance hall, principle meeting room. Anti-room, kitchen, store & WC's. Fenced car park for approx. 30 vehicles.	RP/7231
<b>Penrith</b>	Unit 6 Cumbria House Gilwilly Road Gilwilly Industrial Estate	450 sq ft (41.85 sqm)	Rent: £3,250 p.a.  <b>100%</b> <b>Business Rates</b> <b>Relief</b>	Open plan first floor office accommodation with shared WC and kitchen facilities. The office benefits from perimeter trunking. A large meeting room on the first floor can be available via a booking system. Designated on-site parking.	MB/7324
<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



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<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 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
<b>Whitehaven</b>	The Haven Club Cleator Moor Road	Areas: Net Internal Area: 5,858 sqft (544.23 sqm) Site Area: 1.20 Acres (0.48 hectares)	<b>Best Bids to be Received by Friday 21st June at 12 Noon</b>  <b>FREEHOLD FOR SALE</b> <b>Offers in the region of</b>  <b>£350,000</b> <b>Invited for with vacant possession</b>  <b>NO VAT PAYABLE</b>  Please note, WRLSC would consider retaining a presence in the building as tenant. Full terms could be discussed with interested parties.	<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.	BB/7490
<b>Wigton</b>	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)  Total Floor Area: 2,515 sq ft (233.65 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. Suitable for a variety of uses such as: *dentist*Vets*Funeral directors *Offices	BB/7204
<b>Wigton</b>	93 High Street  * <b>100% Business Rates Relief</b> *	Floor Areas: Ground Floor: 1,018 sqft (94.58 sqm) First Floor: 990 sqft (91.97 sqm)	Rent: £17,750 p.a.	<b>Town Centre Location Suitable for Various Uses Dedicated Car Parking</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 space*storage*nursery* *funeral directors*	BB/7514
<b>Windermere</b>	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