

7778/RP

CARLISLE

UNIT 2 C, D & E
PORT ROAD BUSINESS PARK

810 sq m (8,720 sq ft)

TO LET

Modern Trade Counter Unit

LOCATION

Port Road Business Park occupies a prominent location less than 1 mile west of Carlisle City centre immediately adjacent to the Cumberland Infirmary and McVities Biscuit Factory. It is a well established location for trade counter operators with tenants including CEF, Speedy Hire, Johnstone Paints, PTS and Menzies Distribution.

The Business Park also benefits from good access to the Carlisle Northern Development Route, providing a direct link to J44 of the M6 motorway and the Southern Link Road to J42 which is due to open in 2026.

For the purposes of identification only the location of the property is shown on the attached plan extract.

DESCRIPTION

- Industrial space with office/ancillary.
- Generous parking provision and yard area.

ACCOMMODATION

Total gross internal area:	810 sq m	(8,720 sq ft)
Including ground floor office and ancillary of	220.2 sq m	(2,370 sq ft)

SERVICES

Mains gas, electricity (3 phase), water and drainage are connected.



RATEABLE VALUE

The Valuation Office Agency website describes the property as Workshop and Premises with a 2023 List Rateable Value of £39,750. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a quoting rent of **£61,000** per annum.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of D-86.

COSTS

Each party to bear their own costs in connection with any transaction.

VAT

Rentals quoted are exclusive of VAT where applicable.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen. For further information please contact:-

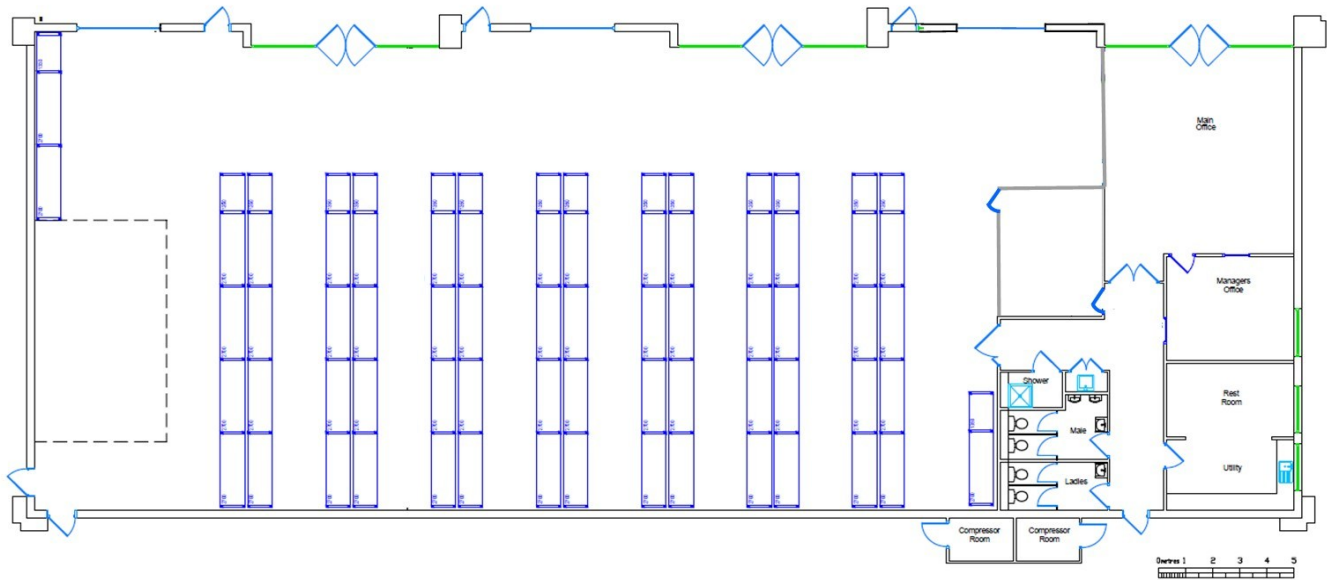
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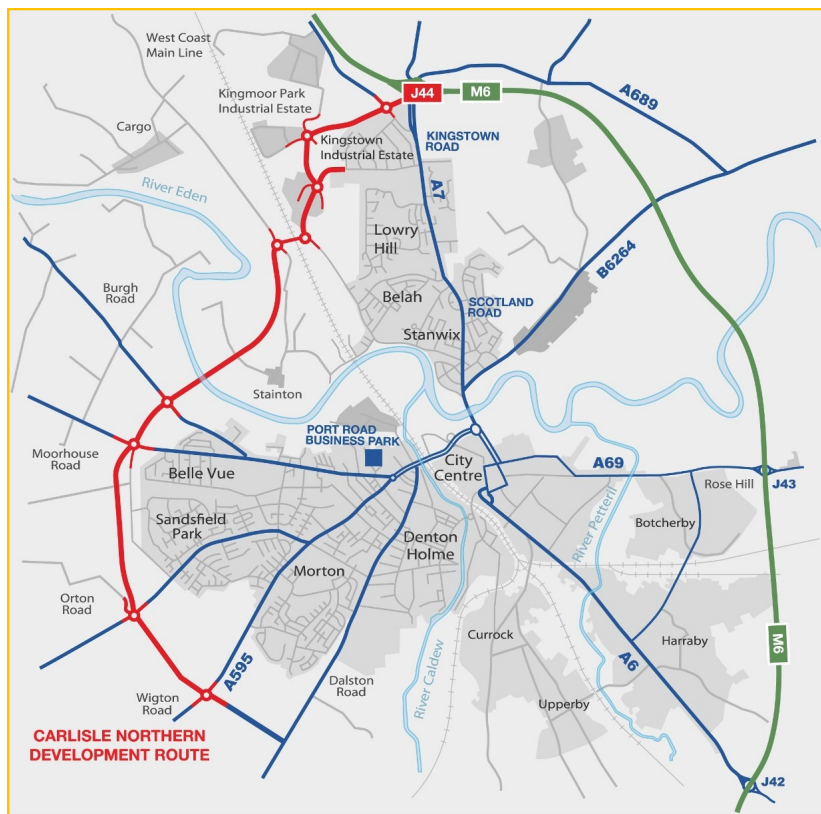
Details Amended: October 2025

FLOOR LAYOUT PLAN (INFORMATION ONLY)

UNIT 2 C, D & E PORT ROAD BUSINESS PARK, PORT ROAD, CARLISLE

(NOT TO SCALE)





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