

**WARWICK MILL BUSINESS VILLAGE
WARWICK BRIDGE, CARLISLE
CA4 8RR**



MIXED USE ACCOMMODATION

TO LET

Suitable for new businesses

Adjacent to A69 and within 4 miles of M6 Motorway

On site car parking

Good onsite facilities and local amenities

LOCATION

Situated in rural surroundings off the A69 and near J43 of the M6 and only a few 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, supermarket, butchers and hairdressers.

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. (availability sheet overleaf)

The site benefits from full 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 rooms, reception facilities and gymnasium.

TERMS

Available on a new 3 year lease. Current availability schedule attached overleaf.

SERVICES

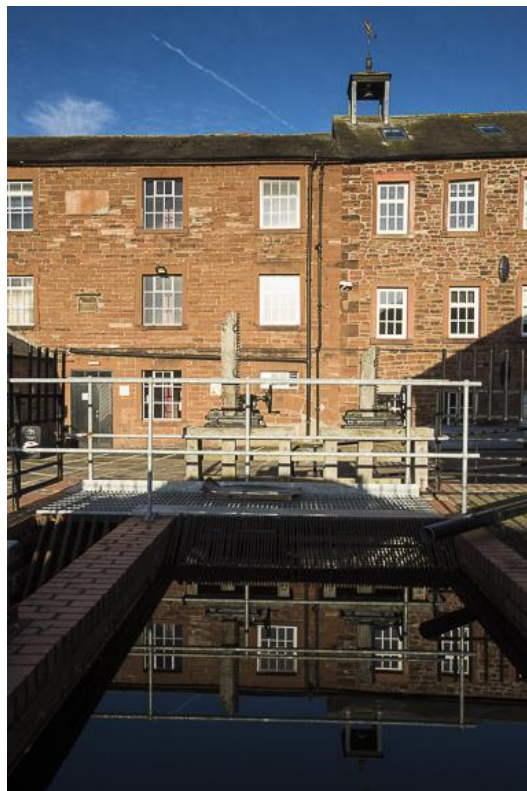
Main water, electricity (3 phase) and drainage are laid on to the business park. Heating is provided in some of the accommodation.

VIEWINGS

For further information or to arrange a viewing please contact:

Ben Blain
Tel: 01228 544733 Email: carlisle@carigietcowen.co.uk

Details amended April 2022



Messrs Carigiet Cowen for themselves and for vendors or lessors of this property whose agents they are give notice that:

1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;

2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

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WARWICK MILL
Business Village

**** SMALL BUSINESS RATES RELIEF MAY BE
APPLICABLE**

**Carigiet
Cowen**

**Warwick Mill Business Village
Former Mill Office Accommodation
APRIL 2022 Availability**

Property	Room/ Unit	m ²	W/ sta- tions	Asking £/ Year	Asking £/ week	OFFICE DESCRIPTION
WMBC 0	0.05	33	6	7780	150	Large bright room
WMBC 0	0.08	37	7	10000	192	Large well finished room on lower floor
WMBC 1	1.10	11	2	3900	75	Available from June
WMBC 1	1.15	14	3	5300	102	Great light room for 2-3 people. Ground floor
WMBC 1	1.19	38	7	14000	269	Ground floor room with own brew station.
WMBC 2	2.02	34	6	13000	250	Air conditioned room with separate office/ store
WMBC 2	2.16	7	1	3100	60	Great office for 1 person. Available mid may
WMBC 2	2.17	24	5	7020	135	Long room suitable as office or great as office and breakout area
WMBC 3	3.14	20	3	6750	130	Lovely front facing office.
WMBC 3	3.17	8	1	3300	63	Excellent, light, airy room.
WMBC 3	3.18	23	5	8000	154	Great office, plenty of windows, good wall space
WMBC 3	3.20	11	2	3900	75	Cosy 1-2 person office
WMBC 3	3.21	32	6	12500	240	Light airy, quiet room
WMW - SM	SM11c	100		5000	96	Suitable as storage or light workshop. Access via a staircase. No water

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