

Contact Surveyors:
RP Richard Percival
IH Iain Henderson
BB Ben Blain
MB Mike Beales

Suite 2, Telford House, Riverside,
Warwick Road, Carlisle. CA1 2BT
Regulated by RICS
Tel: 01228 544733
E-Mail: carlisle@carigietcowen.co.uk

**Carigiet
Cowen**

Commercial Property Consultants

www.carigietcowen.co.uk

INDUSTRIAL PROPERTY REGISTER

NOVEMBER 2025

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Brampton	Unit 3A Townfoot Industrial Estate	Area: 988 sqft (91.77 sqm) 100% Business Rates Relief	Rent: £10,000 p.a. + VAT plus Service Charge: Approx. £525 p.a.	Light Industrial Workshop/ Storage Use An end terraced unit with sectional up and over door, toilet facilities and good car parking and access. Available for a minimum lease term of 3 years.	MB/7683
Brampton	Unit 5C Townfoot Industrial Estate	Area: 775 sq ft (72 sq m)	Rent: £7,500 p.a.	Mid Terraced Light Industrial Workshop/Storage Use • Sectional up and over door • Toilet facilities • Eaves height 3.6m • Good car parking and access	MB/7890
Carlisle	Part Ground Floor Warehouse 39 Castle Street	Area: 451 sqft (41.90 sqm) WC	Rent: £2,600 p.a.	Short Term Licence Available Part ground floor space providing open plan area for basic storage use only. No electricity connected to the building.	BB/7770
Carlisle	Site 15 Telford Road Durranhill IE UNDER OFFER	Areas: 4,834 sqft (449.7 sqm) On 1.27 acre site (0.51 Hectares) Office/storage unit: 1,134 sq ft Steel portal frame unit: 3,700 sqft	Rent: £30,000 p.a. On a new FRI lease for a term of years to be agreed.	Office, Open Sided Portal Frame Unit & Large Yard Former BOC site at Durranhill Estate, comprising a single storey office/storage building with adjacent open sided portal frame structure located within a large secure concrete surfaced yard. Extending in total to 1.27 acres, of which circa. 0.75 acres is surfaced.	RP/7844
Carlisle	Former Jewson Premises Junction Street UNDER OFFER	Total Gross Internal Areas: 11,086 sqft (1,030 sqm) Site Area: 1.86 acres (0.755 ha)	FREEHOLD FOR SALE WITH VACANT POSSESSION £795,000	Large Secure Site Close to City Centre • Range of modern buildings • Extensive yard areas • Suitable for a variety of uses • Accessible location	RP/7809

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Carlisle	Unit 1 Site 12A Kingstown Broadway UNDER OFFER	Useable Floor Area: 1,448 sqft (134.5 sqm) 100% Business Rates Relief	To Rent £14,500 p.a.	Immediately Available Workshop/Office An end terraced, single storey unit, rectangular in shape. Benefitting from a concertina shutter door. The unit provides mainly open plan workshop/ warehouse space with a number of internal offices/secure storage areas. Single phase electric.	RP/7609
Carlisle	Unit 11 Kingstown Trade Park Site 54 Gearshill Road Kingstown	5,884 sqft (546.6 sqm) UNDER OFFER	Quoting Rent: £45,600 p.a. (£7.75 psf)	End terraced unit on popular trade counter estate. Current tenant due to vacate.	RP/7722
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	Unit 4 Long Island Park	Ground Floor: 3,157 sqft (293.28 sqm) First Floor Offices: 829 sqft (77.06 sqm) Mezzanine: 106 sqft (9.80 sqm)	Rent: £26,000 p.a. +VAT On a new lease for a term to be agreed	Large Trade Counter/ Warehouse with Offices Modern, end terraced unit, three individual units converted into one unit. Comprising a trade counter, office space and warehouse storage on the ground floor, with a small mezzanine over part. Three WCs, a kitchenette and a separate sink station. The first floor offices additional office and meeting room space over part of the unit. Internal roller shutter door allows the space to be divided into two sections if required. Vehicle access is provided via two external roller shutter doors. The unit benefits from shared parking and access to a communal yard area.	MB/7872
Carlisle	Unit 2 CDE Port Road Business Park	8,720 sqft (810 sqm) * IMMEDIATELY AVAILABLE *	Rent: £61,000 p.a.	Modern, High Quality Industrial space with office/ ancillary. Generous parking provision, yard area.	RP/7778
Carlisle	Unit 3 Coleridge House The Maltings Shaddongate	GF Showroom: 4,713 sqft (437.88 sqm) FF Offices & Stores: 2,001 sqft (185.93 sqm)	Rent: £40,000 p.a.	Dedicated Car Parking Two storey retail warehouse showroom with glazed window frontages. The ground floor provides open plan area with reception, WCs and kitchen. The first floor provides offices and stores. Loading is provided to the rear of the building.	BB/7817

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Carlisle	Former CTD Premises Viaduct Estate	Total Floor Area: 11,555 sqft (1,073.5 sqm)	Rent: £46,000 p.a. Assignment or sub-let of an existing lease. Landlord would sell	Showroom/Trade Counter/ Warehouse with Offices/Yard & Plenty of Parking Former tile display showroom with associated ground and first floor offices. 2 no. trade counter collection and despatch areas and good sized warehouse. Large yard area with generous amount of parking.	RP/7675
Carlisle	BT Fleet Depot (part) Willowholme Industrial Estate	Areas: Workshop: 7,752 sqft (720.2 sqm) Mezzanine (Storage) 560 sqft (52.03 sqm) Office/Ancillary: 1,518 sqft (141 sqm)	Rent Reduced: Year 1 from £30,000 p.a.	Industrial Premises Available Immediately Located in Established Industrial Estate Self-contained former fleet maintenance workshop with offices and staff facilities. External parking. Part of operational BT site. New lease on terms to be agreed but not longer than 31 December 2030.	RP/7536
Warwick Bridge Carlisle	Warwick Mill Business Park	880 sqft (81.8 sqm) to 2,066 sqft (192 sqm)	Rent from £6,800 p.a. to £15,000 p.a.	Light industrial/workshop/ storage space of various sizes *full broadband* *ample parking* *security* *3 phase electric*	BB/5223
Dumfries	Unit 1 Block 2 Dumfries Enterprise Park Heathhall	Ground Floor: Showroom & Trade Counter: 1,143 sqft (106.20 sqm) Workshop Warehouse (part with mezz over) 4,973 sqft (461.97 sqm) First Floor: Mezzanine: 3,040 sqft (282.49 sqm) Total Area: 9,156 sqft (850.66 sqm)	Rent: £38,000 p.a. New FRI Lease on terms to be agreed	Trade Counter/Warehouse Modern end terrace trade counter/warehouse/workshop unit with large secure yard.	RP/7905
Maryport Flimby	Plot G Risehow Industrial Estate	32,052 sq ft 2,977.6 sqm of built space Total site area: 3.37 acres (1.364 Hectares)	Long Leasehold For Sale £295,000	Direct Access to A596 Immediately Available Extensive industrial complex with large secure yard.	RP/7674
Milnthorpe	Former DVSA Test Centre Crooklands Road	2,529 sqft (234.9 sqm) On 0.85 acre secure site UNDER OFFER	Quoting Rent: £30,000 p.a. New FRI lease on terms to be agreed	Workshop/warehouse space with good quality office and ancillary on a large, secure yard area.	RP7805

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Penrith	Hawksdale House Gilwilly IE Hartness Road	Gross Internal Floor Area: 8,470 sqft (786.9 sqm)	Rent: £46,750 p.a. On a new FRI lease on terms to be agreed.	Detached Modern Warehouse/ Trade Counter Located on the popular Gilwilly Industrial Estate, Hartness House provides good quality warehouse space with integral ground and first floor offices, kitchen and wc's. Clear eaves height of 4.7m. External parking and circulation areas to the front of the building. 3 phase electric, water & drainage are laid on to the property. Heating/cooling to the offices is provided by way of air conditioning units.	RP/7902
Penrith	Penrith 41 M6 Junction 41 North Lakes Hub	New Design & Build Units from 12,929 sqft to 170,930 sqft 1.0 acre to 19 acres	For Sale Or To Let Quoting terms will be subject to specification	Distribution & Logistics Industrial/Office Strategically located 19 acre development site, to the north of Penrith, close to J41 of the M6 motorway. Outline consent for up to 250,000 sqft of industrial and logistic spaces. Facilities can be tailored to meet individual occupiers requirements where possible. Consideration may also be given to outright plot sales.	RP/7495
Tebay	Acel House Sidings Industrial Estate	Ground Floor Offices: 4,115 sqft (382.25 sqm) Workshop/Warehouse: 5,845 sqft (543 sqm) First Floor Mezzanine: 1,582 sqft (147.04 sqm) Total: 11,542 sqft (1,072.29 sqm)	To Let £52,000 p.a.	Large Workshop/Warehouse/ Offices with Secure Yard Less than 1 mile from Junction 38 of M6 Motorway. Two self contained workshop/ warehouse areas with extensive ground floor office and ancillary. First floor mezzanine for storage. Workshop eaves height of 16' (4.88 m) Vehicular access via 3 no. sectional up and over shutter doors. Large tarmac yard. Whole site is secured by perimeter palisade fencing with 3 sets of double gates. External storage and parking for 32 cars.	RP/7916
Whitehaven	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)	Available To Let Rent on Application Sale of freehold may be considered	*Town Centre Location* For a Variety of uses *Lease or Sale Opportunity* 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
Mealsgate Wigton	Unit 7 Station Yard	Gross Internal Area: 5,813 sqft (540 sqm)	Rent: £25,000 p.a. NO VAT PAYABLE	Modern Large Industrial Unit Mealsgate is approx. 5 miles from Wigton. The villages lies immediately off the A595. *Detatched steel framed unit *Clear eaves height 4.38m rising to a peak of 6.06m *Solid concrete floor throughout *Electric roller shutter door 3.7m x 4.96m *Personnel door *Open plan with no columns providing flexible use of space *Natural light via roof panels *Large service yard for turning, loading and parking	BB/7859

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Wigton	Land at Syke Road	Area: Up to 12 acres	For Sale Or To Let	Full Planning for Foodhall Outline planning for B2 & B8 uses. Plot sales or Design & Build options will be considered.	RP/7583
Workington	Units 1-5 Lowther Road Clay Flatts IE	Units from: 1,022 sqft—1,076 sqft Consideration could be given to different sizes or amalgamation of units including a single letting of the whole building to one operator, subject to requirement and terms.	Rent: £10 per sq foot	High Quality New Build Units A proposed new build scheme of up to 5 no. high quality terraced, light industrial units benefitting from: *steel portal frame construction *Insulated cladding and roof coverings *Electronic operated insulated roller shutter door *3 phase electric, mains water and drainage connected *concrete slab floor *parking space to the front of the unit *handed over ready for full fit-out by the ingoing tenant	BB/7663
Workington	Unit 6C Blackwood Road Lillyhall	Area: 4,820 sq ft (447.76 sqm) Up to Circa. 15,300 sqft Could be made available	To Let Unit 6C: £31,000 p.a.	High Quality Refurbished Industrial Space Unit 6C is located in the northern part of Lillyhall Industrial Estate, accessed off the A595. An end terraced warehouse/workshop, providing open plan accommodation to the rear with office space and WCs to the front. Vehicular access is provided via a secure rear service yard with an up and over roller shutter door, in addition to a car parking area to the front of the unit. 3 phase electricity is connected.	MB/7650