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# **INDUSTRIAL PROPERTY REGISTER**

## **MAY 2025**

<b>TOWN</b>	<b>ADDRESS</b>	<b>AREAS</b>	<b>RENT/PRICE</b>	<b>DESCRIPTION</b>	<b>CONTACT</b>
Brampton	Unit 1 & 2 Site 3 Townfoot Industrial Estate  <b>UNDER OFFER</b>	Area: 9,995 sqft (925.58 sqm) Site Area: 0.392 Hectares (0.968 acres)	For Sale:  <b>Offers in the region of £375,000</b>	<b>Rare Opportunity</b> To acquire freehold premises on popular estate. Detached industrial unit with single storey office and ancillary space to the front and side elevations. Set within large site of almost 1 acre.	RP/7774
Brampton	Unit 3A Townfoot Industrial Estate	Area: 988 sqft (91.77 sqm)  <b>100% Business Rates Relief</b>	Rent: £10,000 p.a. + VAT  plus Service Charge: Approx. £525 p.a.	<b>Light Industrial Workshop/ Storage Use</b> 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
Carlisle	Unit 4 Site 82 Blackdyke Road Kingstown IE	Area: 2,833 sqft (263.2 sqm)	Rent: £16,000 p.a.	<b>Light Industrial Workshop/ Storage Use</b> Mid terrace industrial unit with new roller shutter door. Ground floor office/reception area with first floor mezzanine above. Parking for 3 no. vehicles.	RP/7714
Carlisle	Units 2 & 4 Oakvale House Burgh Road IE	Unit 2: 1,025 sqft (95.2 sqm)  Unit 4: 1,178 sqft (109.4 sqm)	Rent:  £8,450pa  £9,750pa  <b>100% Business Rates Relief</b>	<b>Quality Business Units</b> Terrace and detached modern units, each benefitting from roller shutter door access and provided with office/staff facilities. The units are within a secure fenced site to the rear of Oakvale House, with dedicated parking spaces included within each unit lease.	RP/7562
Carlisle	Part Ground Floor Warehouse 39 Castle Street	Area: 451 sqft (41.90 sqm) WC	Rent: £2,600 p.a.	<b>Short Term Licence Available</b> Part ground floor space providing open plan area for basic storage use only.  No electricity connected to the building.	BB/7770

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Carlisle	Unit 1 Site 12A Kingstown Broadway	Useable Floor Area: 1,448 sqft (134.5 sqm)  <b>100% Business Rates Relief</b>	To Rent  £14,500 p.a.	<b>Kingstown Industrial Estate</b> 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. Water, gas and electricity (3 phase) are connected to the property.	RP/7609
Carlisle	Unit 3 Site 12A Kingstown Broadway	Useable Floor Area: 1,338 sqft (124.35 sqm)  <b>100% Business Rates Relief</b>	To Rent  £13,500 p.a.	<b>Immediately Available Workshop/Storage Use</b> A mid terraced unit, located on the corner of Kingstown Broadway and Parkhill Road. Largely open plan with suspended ceiling, wipe down wall panels and tiled flooring throughout. There is a stainless steel servery area with gas and electric connections and an extractor above, together with sink and drainer.	RP/7563
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 2 CDE Port Road Business Park	8,720 sqft (810 sqm)	Rent: £61,000 p.a.	<b>Modern, High Quality</b> Industrial space with office/ancillary.  Generous parking provision, yard area.	RP/7778
Carlisle	Unit 5A Port Road Business Park  <b>100% Business Rates Relief</b>	Warehouse/Workshop: 881 sqft (81.80 sqm) Office: 97 sqft (9.05 sqm)	Rent: £8,300 p.a.  <b>UNDER OFFER</b>	<b>Modern End Terraced Unit</b>  Single storey warehouse/workshop with office block and WC. Accessed via a single up and over sectional shutter door and personnel door.  Shared forecourt yard area to the front of the unit, providing 1 no. dedicated car parking space.	RP/7634
Carlisle	5 Port Road Workshops	Showroom: 329 sqft (30.57 sqm) Offices: 214 sqft (19.85 sqm) Warehouse: 352 sqft (32.66 sqm) Gross Internal Area: 957 sqft (88.89 sqm)	Rent: £8,600 p.a.  New FRI lease on terms to be agreed	<b>Workshop/Trade Counter</b> The unit forms part of a parade of workshop/trade units lying in close proximity to Port Road Business Park and close to The Cumberland Infirmary. Semi-detached property with showroom area and offices to the front and storage to the rear. Designated parking is provided to the rear of the property and vehicular access by way of a concertina door.	AH/7743

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Carlisle	Former CTD Premises Viaduct Estate	Total Floor Area: 11,555 sqft (1,073.5 sqm)	Rent: £46,000 p.a.  <b>Assignment or sub-let of an existing lease.</b>  <b>Landlord would sell</b>	<b>Showroom/Trade Counter/Warehouse with Offices/Yard &amp; Plenty of Parking</b> 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: £40,000	<b>Industrial Premises Available Immediately Located in Established Industrial Estate</b> 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	925 sq ft (86 sqm) to 2,066 sq ft (192 sqm)	Rent from: £6,500 p.a.	<b>Light industrial/workshop/storage space of various sizes</b> *full broadband* *ample parking* *security* *3 phase electric*	BB/5223
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	<b>Distribution &amp; Logistics Industrial/Office</b> 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
Stranraer Dumfries & Galloway	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> 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
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)	<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

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Wigton	Unit 6 Miller Business Park  Opposite Howdens Joinery	Internal Area:  867 sqft  <b>100% Business Rates Relief</b>	Rent: £6,500 p.a.	<b>Modern Light Industrial Unit Undergoing Refurbishment</b> A modern mid terraced light industrial unit, benefitting from electronic roller shutter door and personnel access door to the front. The property is well presented and provides WC, lighting, solid concrete floor and block walls. Suitable for a range of light industrial and workshop uses. Shared car parking is provided on the forecourt.	BB/7651
Wigton	Unit 1 Station Yard Mealsgate	Gross Internal Area: 3,488 sqft (324.01 sqm)  <b>100% Business Rates Relief</b>	Rent: £2.50 per sq ft	<b>Short Term Lets Available Basic Storage Use Only</b> Convenient access to the A595, unit 1 is a rectangular open plan unit with pit towards the centre (0.9m width/6.04m length) Three rooms to the left for further storage and office space. Water, electric and drainage are connected to the unit.	BB/7734
Wigton	Land at Syke Road	Area: Up to 12 acres	<b>For Sale Or To Let</b>	<b>Full Planning for Foodhall</b>  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	<b>High Quality New Build Units</b> 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. 16,200 sqft Could be made available	To Let  Unit 6C: £31,000 p.a.	<b>High Quality Refurbished Industrial Space</b> 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