

**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**

## **JULY 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
Brampton	Unit 5D Townfoot Industrial Estate	Area: 732 sq ft (68.05 sq m)	Rent: On application	<b>Mid Terraced Light Industrial Workshop/Storage Use</b> <ul style="list-style-type: none"> <li>• Sectional up and over door</li> <li>• Toilet facilities</li> <li>• Eaves height 3.6m</li> <li>• Good car parking and access</li> </ul>	MB/
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	Unit 2 Oakvale House Burgh Road IE	Unit 2: 1,025 sqft (95.2 sqm)	Rent: £8,450pa  <b>100% Business Rates Relief</b>	<b>Quality Business Unit</b> Terrace modern unit benefitting from roller shutter door access and provided with office/staff facilities. The unit is within a secure fenced site to the rear of Oakvale House, with dedicated parking spaces included within the 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	Part Site 20 Stephenson Road Durranhill Industrial Estate	Total Area: 38,800 sqft (3,605 sqm)  Building 1: 2 bay building 19,933 sqft  Building 2: 6 bay warehouse Circa 18,858 sqft Site area: 2.675 acres (1.083 Hectares)	<b>Freehold For Sale No ground lease</b>  <b>Offers in the region of £1,250,000.00 With vacant possession on completion</b>	<b>Rare Opportunity to Purchase</b> <b>A fully Freehold site on Popular Trading Estate</b> Substantial freehold site, comprising 38,800 sqft of built space in two detached blocks within a large, secure, concrete surfaced site of 2.675 acres.	RP/5229
Carlisle	Site 15 Telford Road Durranhill IE	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.  <b>IMMEDIATELY AVAILABLE</b>	<b>Office, Open Sided Portal Frame Unit &amp; Large Yard</b>  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	Total Gross Internal Areas: 11,086 sqft (1,030 sqm)  Site Area: 1.86 acres (0.755 ha)	<b>FREEHOLD FOR SALE WITH VACANT POSSESSION</b>  <b>£795,000</b>	<b>Large Secure Site Close to City Centre</b> <ul style="list-style-type: none"> <li>• Range of modern buildings</li> <li>• Extensive yard areas</li> <li>• Suitable for a variety of uses</li> <li>• Accessible location</li> </ul>	RP/7809
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>Immediately Available Workshop/Office</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. Single phase electric.	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. 3 phase electric are connected.	RP/7563
Carlisle	Unit 11 Kingstown Trade Park Site 54 Grearshill Road Kingstown	5,884 sqft (546.6 sqm)	Quoting Rent: £45,600 p.a. (£7.75 psf)	End terraced unit on popular trade counter estate. Current tenant due to vacate.	RP/7715
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

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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
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.	<b>Dedicated Car Parking</b> 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
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
Cleator Moor	Ennerdale Road  <b>100% Business Rates Relief</b>	Ground Floor: 2,420 sqft (224.85 sqm) Mezzanine: 104.98 sqft (1,130 sqm)  Total Gross Internal Area: 3,550 sqft (329.83 sqm)	Rent: £17,500 p.a.	<b>Prominent Roadside Location Dedicated Car Parking Secure Yard</b> A detached property. The ground floor provides a reception area and office to the right upon entry and an office /workshop display room to the left. To the rear is an open plan workshop/storage area, incorporating male and female WCs and a kitchen. A mezzanine provides further workshop accommodation/storage. The workshop is unheated, but an oil fired boiler provides central heating to some of the office space areas. Externally there is a small secure yard. Suitable Uses: Light industrial but could be readily converted to: Trade Counter Retail subject to obtaining relevant planning which may be necessary.	MB7854
Warwick Bridge Carlisle	Warwick Mill Business Park	925 sq ft (86 sqm) to 2,357 sq ft (219 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

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<b>Maryport Flimby</b>	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	<b>Direct Access to A596 Immediately Available</b> Extensive industrial complex with large secure yard.	RP/7674
<b>Milnthorpe</b>	Former DVSA Test Centre Crooklands Road	2,529 sqft (234.9 sqm) On 0.85 acre secure site	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
<b>Penrith</b>	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
<b>Whitehaven</b>	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
<b>Wigton</b>	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
<b>Wigton</b>	Unit 1 Station Yard Mealsgate  <b>UNDER OFFER</b>	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
<b>Wigton</b>	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

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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. 15,300 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