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OFFICE PROPERTY REGISTER

SEPTEMBER 2025

	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Carlisle	Suite 6/6a Carlyle's Court 100% Business Rates Relief	First Floor: 897 sqft (83.36 sqm) Second Floor: 752 sqft (69.90 sqm) Kitchen and WC	Rent: £8,750 p.a.	DDA Accessibility Town Centre Location First and second floor offices, providing a mixture of open plan and private rooms. Suitable for office and training purposes. Both floors benefit from passenger lift.	BB/7769
Carlisle	26-40 English Street Unit A & B	Unit A: 833 sqft (77.38 sqm) Unit B: 833 sqft (77.38 sqm)	Rent: £15,000 p.a. £15,000 p.a. Or £25,000 p.a. For both units as a whole	PRIME RETAIL/OFFICE UNIT PROMINENT LOCATION Part of the former House of Fraser demise, facing onto St Cuthberts Lane. A double fronted unit, with proposed dedicated access to St Cuthberts Lane. Available as a whole or in part. Suitable for a variety of uses including: retail*office*salon*café* *restaurant. Additional accommodation can be made available either side of this space, subject to requirements.	BB/7394
Carlisle	1 Fisher Street	Total Floor Areas over three floors 2,331 sq ft (216.62 sqm) *No VAT payable*	Freehold Investment For Sale Offers in the region of £195,000 are invited passing rent of £13,000 p.a.	*City Centre Building* Let to Safety Net (UK) registered charity until 12 February 2028 A Grade II listed three storey building. Well fitted out office accommodation throughout, including private and open plan meeting rooms, kitchen, WCs, storage and basement.	BB/7281
Carlisle	Suite 17 Ground Floor Tannery House Tannery Road Harraby Green Business Park 100% Business Rates Relief	Useable Floor Area: 690 sqft (64.09 sqm)	Rent: £7,000 p.a.	*Modern Office Accommodation* *Convenient Location* *On-Site Parking* Ground floor office suite, located below CH Group and could be available for immediate occupation. Benefitting from reception area, storage/archive room, large meeting room, office, modern kitchen and WC. Communal parking to the front of the unit is provided.	BB/7780

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Carlisle	22 Lowther Street	Net Internal Area: Ground Floor: 1,403 sq ft(130 sqm) First Floor: 971 sq ft (90 sqm) Second Floor: 692 sq ft (64 sqm) Third Floor: 651 sq ft (60 sqm)	Rent: On request New Lease for a term of years to be agreed.	*Refurbished, High Specification* A Grade II listed building providing high quality office accommodation over 4 floors. 5 car parking spaces to the rear of the property.	BB/7201
Carlisle	Bourne House Milbourne Street	135 sq ft– 270 sq ft (12.5—25.08 m²)	Rents include VAT, rates, utilities, service charge, building insurance.	Modern private & open plan serviced offices located on first & second floors. DDA Compliant On-site car parking.	BB/5619
Carlisle	24-26 Portland Square	Areas: Ground Floor 3,900 sq ft First Floor 3,800 sq ft (353 sq m) Second Floor 2,992 sq ft	Rent: On application	Well situated central office with on-site parking. To Let on floor by floor basis or as a whole. Toilets and kitchen facilities are on each floor. Approx. 22 parking spaces.	MB/6171
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.	Visible Roadside Location Dedicated Car Parking Two storey retail 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. Suitable for retail showroom, dance studio, gymnasium, community uses.	BB/7817
Carlisle	First Floor Unit 3 St Nicholas Street UNDER OFFER	First Floor Sales: 4,317 sqft (401.03 sqm) Staff Room: 172 sqft (16.02 sqm) WC	Rent: £15,000 p.a. NO VAT PAYABLE	DDA Lift Access Large Dedicated Car Park Spacious open plan first floor showroom/office accommodation with shared entrance foyer.	BB/7741
Carlisle	Arnside House & Dalston Pharmacy Sycamore Lane UNDER OFFER	Arnside House: Total Area: 4,923 sqft (457.64 sqm) Pharmacy Building: 404 sqft (37.55 sqm) Site Area: 1.25 acres (0.507 Hectares)	FREEHOLD FOR SALE £550,000 ARNSIDE HOUSE WITH VACANT POSSESSION DALSTON PHARMACY SUBJECT TO EXPIRED LEASE	Freehold Development Opportunity *Arnside House has full vacant possession *Income producing Pharmacy building *Mature grounds with a generous amount of on-site parking *The property is not a Listed building *Suitable for a variety of alternative uses, subject to planning *Comprehensive redevelopment or conversion opportunity	RP/7003
Carlisle	Riverside House Warwick Road First Floor Office 35 Suite 3	Available floor area: 199 sqft	Rent: £2,640 p.a. 100% Business Rates Relief	On-site Parking The property is located at Riverside, just off Warwick Road, the main arterial road linking Carlisle city centre. The property benefits from a modern communal kitchen/staff break out area, balcony, passenger lift and WCs, including disabled. 4 parking spaces included.	BB/7672

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Warwick Bridge Carlisle	Warwick Mill Business Village 100% Business Rates Relief	Areas from: 236 sq ft (22 sqm) To 692 sq ft (64 sqm)	Rent from £6,700 p.a.	Office space of various sizes available. Ample parking & security. Access to business services & meeting rooms .	BB/5223
Cleator Moor	Crowgarth House 48 High Street	GF: 1,282 sqft (119.06 sqm) FF: 854 sqft (79.66 sqm) SF: 1,251 sqft (116.26 sqm)	For Sale: £275,000 NO VAT PAYABLE	Freehold Property The ground floor provides a rectangular shaped area suitable for a variety of commercial uses Subject to planning, redevelopment of the upper floors could be modified into residential flats, apartments or offices. The building has been granted planning previously for conversion to 7 apartments which has now lapsed, but could be reapplied for. App No. 4/10/2177/OF1.	BB/7320
Cleator Moor	Commerical Unit Crossfield Garage Leconfield Road 100% Business Rates Relief	Net Internal Area:869 sqft Comprising: Net Sales Area: 677 sqft Kitchen:192 sqft	Rent: £10,000 p.a.	Prominent Roadside Location Modern commercial unit with double display windows. Open plan, with Male/Female/ Disabled WCs External Seating Load and unload area. Finished to a modern specification	BB/7742
Cockermouth	93 Main Street 100% Business Rates Relief	First Floor 42.15 sq m (454 sq ft) 1 no car park space	Rent: £8,000 p.a. NO VAT PAYABLE	*Town Centre Location * The first floor is self contained and accessed from the rear of the building. Currently used as storage. Suitable for a variety of commercial uses such as *salon *offices	BB/7648
Cockermouth	First Floor Offices The Town Hall Market Street	Room 1: 1,018 sqft (94.60 sqm) Room 2: 402 sqft (37.35 sqm) Room 3: 173 sqft (16 sqm)	Rent All 3 Offices: £2,000 p.a. inclusive £1,350 p.a. inclusive £750 p.a. inclusive £750 p.a. inclusive	*All Inclusive Rent* *Town Centre Location* *Available as a whole or part* The Grade II Listed Town Hall is an attractive building within a prominent location at the centre of Cockermouth. Providing offices for the Cockermouth Town Council. The available accommodation is located on the first floor and is laid out as three interconnecting suites. Available to rent as a whole or in part, subject to requirement and terms.	BB/7606
Cockermouth	Fairfield House Station Road	Existing Accommodation Areas: Ground Floor: 768 sqft (71.35 sqm) First Floor: 644 sqft (59.83 sqm) Potential Redevelopment to add a single storey extension area: 592 sqft (55 sqm) By adding the extension the overall ground floor area will be over 1,250 sqft	Rent for existing accommodation: £17,500 p.a. Rent for the accommodation with the inclusion of the proposed extension: In the region of £30,000 p.a. May Sell (price on application)	*Town Centre Location Next to Sainsburys *Extensive Enclosed Dedicated Car Park * Suitable for a Variety of Commercial Uses *Opportunity to Increase Ground Floor Area Did Not Flood in 2009 or 2015 Two storey semi-detached building with extensive tarmac surfaced forecourt area providing spaces for approx. 12 cars. There is a potential redevelopment opportunity to the ground floor exterior to add a single storey extension, providing an additional 592 sq ft to the ground floor, taking the overall ground floor area to over 1,250 sqft. (FUL/2024/0016)	BB/7545

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Cockermouth	Part First Floor Suite Within Tithe House Station Road 100% Business Rates Relief UNDER OFFER	Private Office: 145 sqft (13.50 sqm) Open Plan Area: 589 sqft (54.75 sqm) Kitchen WC Useable Floor Area: 734 sqft (68.25 sqm)	Rent: £6,000 p.a. On a new lease for a term to be agreed. NO VAT PAYABLE	Modern Office Suite (opposite Sainsburys) A first floor suite, regular in shape, providing modern, mainly open plan accommodation with an integral private office, staff kitchen and WC.	BB/7728
Cockermouth	Lakeland Business Park Unit 1A 100% Business Rates Relief	Total Area: 1,697 sqft (157.61 sqm) GF: 769 sqft FF: 928 sqft	Rent: £18,000 p.a. Service Charge: £3,811.60 p.a.	Ground & First Floor Office Suite Self-contained unit, the suite offers an impressive vaulted ground floor space with a mixture of open plan and private offices, with staff kitchen/break room and WC facilities.	MB/7534
Cockermouth	Lakeland Business Park Unit 3B 100% Business Rates Relief	Area: 1,480 sqft (137.4 sqm)	Rent: £13,750 p.a. Service Charge: £5,466.60 p.a.	First Floor Office Suite Open plan and private offices, with staff kitchen/break room. Communal WCs are located on the ground floor.	MB/7534
Cockermouth	Lakeland Business Park Unit 4B 100% Business Rates Relief	Suite: 1,454 sq ft (135.1 sqm)	Rent: £14,580 p.a. Service Charge: £4,883.05 p.a.	First Floor Office Suite Providing 3 good sized open plan offices plus private office/ meeting room, with air conditioning. Small kitchen and shared wc facilities on the ground floor. On-site parking.	MB/7301
Cockermouth	Lakeland Business Park Unit 7E 100% Business Rates Relief	Ground Floor Suite: 570 sqft (52.96 sqm)	Rent: £6,840 p.a. Service Charge: £2,205.80 p.a.	Ground Floor Office/Clinic The open plan office suite was converted for use as a holiday dialysis clinic in 2004. It provides open plan area with kitchenette and two storage cupboards with part poly floor and part laminate floor coverings. Idea for continued clinical/therapy use or could be converted back to office use.	MB/7619
Cockermouth	Lakeland Business Park 7D: Ground Floor * 100% Business Rates Relief *	Suite: 403 sq ft (37.44 m²)	Rent: £4,836 p.a. Service Charge: £1,876.30 p.a.	Self contained office suites within a multi-let 2 storey building. Suitable for 4-5 people. Shared kitchen and WC facilities on each floor. Ample parking with full CCTV coverage.	MB/7801
Cockermouth	Pattinson House Dovenby Hall	Areas: GF: 3,077 sqft	Rent: £9.50 psf	Ground floor office suite within two storey open plan office building. Set in high quality secure landscaped grounds.	RP/6678

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Cockermouth	Ground Floor (Right) Sutton House, Dovenby Hall Estate,	1,200 sqft (111.8 sqm)	Rent: £12,000 pa.	Self-contained ground floor office suite within multi-let 2 storey building. A range of private offices of varying sizes with staff and ancillary facilities. High quality Business Park location with on-site parking.	RP/7124
Cockermouth	Ground Floor (Left) Sutton House, Dovenby Hall Estate,	1,060 sqft (98.5 sqm)	Rent: £11.50 psf	Self-contained ground floor office suite, providing 3 individual offices of varying sizes with staff and WC facilities. Potential to combine with adjacent suite to create circa. 2,260 sqft of ground floor space.	RP/7302
Cockermouth	First Floor (Right) Sutton House, Dovenby Hall Estate	1,780 sqft (165.4 sqm)	Rent: £10 psf	Self-contained ground floor office suite, providing open plan & private office space. Potential to combine with adjacent suite to provide 2,980 sq ft of space. On-site parking.	RP/7303
	First Floor (Left) Sutton House, Dovenby Hall Estate	1,200 sqft (111.5 sqm)	Rent: £10 psf		RP/7304
Cockermouth	First Floor Suite South Wing Dovenby Hall Estate	1,463 sqft (135.4 sqm)	Rent: On application	First floor office suite within two storey office building attached to main Dvoenby Hall itself. Refurbished office space with feature beams.	RP/7665
Cockermouth	Causey House Dovenby Hall Estate	1,750 sqft (162.58 sqm)	Rent: On application	Detached, single storey building providing a range of private and open plan ground floor office space. Ample on site parking.	RP/7577
Burton in Kendal	Rural Enterprise Offices Clawthorpe Hall Business Centre 100% Business Rates Relief	The Courtyard: Unit 10 240 sq ft Unit 9: Windermere House: Unit 22: 507 sq ft Unit 23: 626 sq ft	Rent: From £55 per week* *Rents will vary from suite to suite and costs will depend on services selected.	All Inclusive Flexible Leases Shared Conference Space Generous Parking On-Site Self contained high quality offices. Each contain own kitchen and WC. The Courtyard has reception hallway. Windermere House has shared reception area with lift to upper floor.	RP/7150
Lancaster	Former Meeting House & Car Park Powder House Lane UNDER OFFER	Building: 2,454 sq ft Site Area: 0.403 acres	For Sale Offers in excess of £325,000 for the Freehold Interest	A former meeting house. Fenced car park for approx. 30 vehicles.	RP/7231
Penrith	Newton Rigg Estate	Various Sizes	Rent on application	NEWTON RIGG ESTATE A range of buildings, suitable for a variety of uses, subject to planning. Office*Retail*Leisure	RP/6859
Penrith	Suite 3 Cumbria House Gilwilly Industrial Estate 100% Business Rates Relief	Internal Area: 141 sqft (13.07 sqm)	Rent: £1,545 p.a. + VAT There is an additional on-site service charge payable of £515 p.a.	Popular Industrial Estate Suite 3 provides open plan, modern office accommodation on the ground floor and suitable for 2 people. Shared WC and kitchen facilities are available on the first floor. The office benefits from perimeter trunking. A large meeting room on the first floor can also be made available for use via a booking system.	MB/7324

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Penrith	41 King Street	GF Restaurant & Bar Area: 990 sqft (Kitchen, Prep & Storage: 410 sqft Entrance Area & WCs: 200 sqft First Floor Offices: 850 sqft Second Floor Offices: 900 sqft Second Floor Storage: 150 sqft 2 Bed Residential Flats: 1-4, 5 & 6	FREEHOLD INVESTMENT FOR SALE £775,000 MIXED COMMERCIAL & RESIDENTIAL Average rental income around £70,000 p.a.	TOWN CENTRE LOCATION A Grade II listing building over three floors. The ground floor is fitted out and trades as a good quality restaurant. The first and second floors at the front of the building are currently fitted out as office suites with their own dedicated access off King Street. The rear section of the building has been converted to provide a mixture of 4 no. 1 bed flats and 2 no. 2 bed flats which are privately rented on Assured Shorthold Tenancy agreements.	BB/7060
Penrith	The Old Observer House Rawcliffe Lane 100% Business Rates Relief	Ground Floor Entrance: 4'8" x 13'0" Mezzanine area 8'0" x 13'0" First Floor Room: 10'7" x 18' Second Floor Kitchen: 10'10" x 7'6" Second floor Room: 10'7" x 18'3" Total Useable Floor Area: 914 sqft (84.91 sqm)	Rent: £400 per calendar month (inclusive of building insurance) NO VAT PAYABLE	TOWN CENTRE LOCATION The three storey property provides ground floor reception/office/storage space. First floor treatment/office room and mezzanine 'waiting area' or further office space. Second floor WC, kitchen/staff room and a further large treatment/office room. Suitable for beauty/health treatment centre or general offices/storage for a small business start up.	BB/7779
Silloth	Former St Andrew Church Solway Street	Gross Internal Area: 3,366 sq ft (312.75 sq m) Site Area: 0.27 acres The building is not listed and not in a conservation area.	FREEHOLD FOR SALE WITH VACANT POSSESSION £250,000 NO VAT PAYABLE	Redevelopment Opportunity Promient Location A substantial, detached, single storey building. The ground floor layout comprises of two main church hall areas which are interconnecting and have numerous individual accesses. WCs, a kitchen and stores are provided. A small boiler house is located within the basement. The property lends itself to a variety of commercial and residential uses, subject to planning. Converting the existing buildings and demolishing and producing a new scheme are possibilities.	BB/7709
Moor Row Whitehaven	First Floor Buttermere Pavilion Ingwell Hall Complex Westlakes Science Park	2,116 sq ft (196.58 sqm)	To Let £21,000 p.a.	Refurbished first floor office accommodation. Self contained with kitchen and WC's.	IH/7149
Moor Row Whitehaven	Ground & first floor Wastwater Pavillion Ingwell Hall Complex Westlakes Science Park	4,800 sqft (445.93 sqm)	To Let £48,000 p.a.	Self contained modern office accommodation with kitchen and WCs.	IH/5420
Moor Row Whitehaven	TF3-5 Kinniside Suite, Innovation Centre Westlakes Science Park	1,954 sqft (181.53 sqm)	To Let £33,200 p.a.	Recently refurbished modern first floor office accommodation with lift access and shared kitchen and WCs.	IH/6027
Moor Row Whitehaven	TF9 St Bees Suite Innovation Centre Westlakes Science Park	650 sqft (60.4 sqm)	To Let £11,000 p.a.	Recently refurbished modern first floor office accommodation with lift access and shared kitchen and WCs.	IH/6027

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Workington	16-18 Finkle Street * 100% Business Rates Relief *	GF: 678 sqft (63.04 sqm) FF: 925 sqft (22.91 sqm)	Rent: £10,000 p.a. NO VAT PAYABLE	Good Location Two storey, mid terraced building located in a good secondary trading location. Open plan ground floor sales space with steps down to the rear office/stores. Storage, kitchen & WC are on the first floor.	BB/7215
Workington	Former Beechwood Practice 57 John Street	GF: 2,034 sq ft FF: 819 sq ft SF: 482 sq ft WC Total Floor Area: 3,794 sq ft (352.42 sqm) NO VAT PAYABLE	FREEHOLD FOR SALE £195,000 BEST & FINAL OFFERS INVITED BY FRIDAY 29TH AUGUST 2025 Best & Final Offers form to be completed and returned to this office and can be found on our website or call the office 01228 544733	Potential for Redevelopment to Residential Dedicated Parking The property is located close to the Washington Square Shopping Centre and bus stops. A former surgery, the mid terraced, three storey property offers multiple rooms on each floor. Additional amenities include a staff kitchen and several WCs across all levels. To the rear is a single storey extension and there are four car parking spaces to the rear.	BB/7855
Workington	20 Oxford Street UNDER OFFER	GF: 1,970 sqft FF: 1,488 sqft Basement: 269 sqft WC Total Areas: 3,475 sqft (322.80 sqm)	FREEHOLD FOR SALE WITH VACANT POSSESSION £200,000 THE BUILDING IS SOLD AS SEEN	Prominent Town Centre Location & Dedicated Parking The L shaped property is situated on the corner of Oxford Street and James Street, a prominent position with the town centre. The two storey property has latterly been used as a surgery and benefits from accesses at the front, back and side. Multiple rooms in various shapes and sizes are within the ground floor and also across the first and second floors. A basement provides storage space. A fenced car park provides ample parking. Suitable for redevelopment subject to planning permission.	BB/7856
Workington	Cumbria House Murray Road & Oxford Street	GF: 3,966 sq ft (368.47 sqm) FF: 2,135 sqft (198.40 qm) NO VAT PAYABLE	INVESTMENT FOR SALE £450,000 FULLY OCCUPIED Annual Income £51,214 p.a.	Fully Occupied Two storey, corner building let to four separate occupiers, and is fully Let. To the rear is an enclosed car park of 6 no. spaces.	BB/7719