

ON THE INSTRUCTIONS OF **POLESTAR GROUP LIMITED**

NEWTOWN INDUSTRIAL ESTATE
~ CARLISLE ~



SPACIOUS INDUSTRIAL / DISTRIBUTION COMPLEX
WITH TWO STOREY OFFICES EXTENDING TO
APPROXIMATELY 97,000 SQ FT / 19,970 SQ M

~
LOCATED WITHIN A WELL ESTABLISHED
AND BUSY INDUSTRIAL ESTATE



TO LET

ALL ENQUIRIES TO:-

**Carigiet
Cowen**

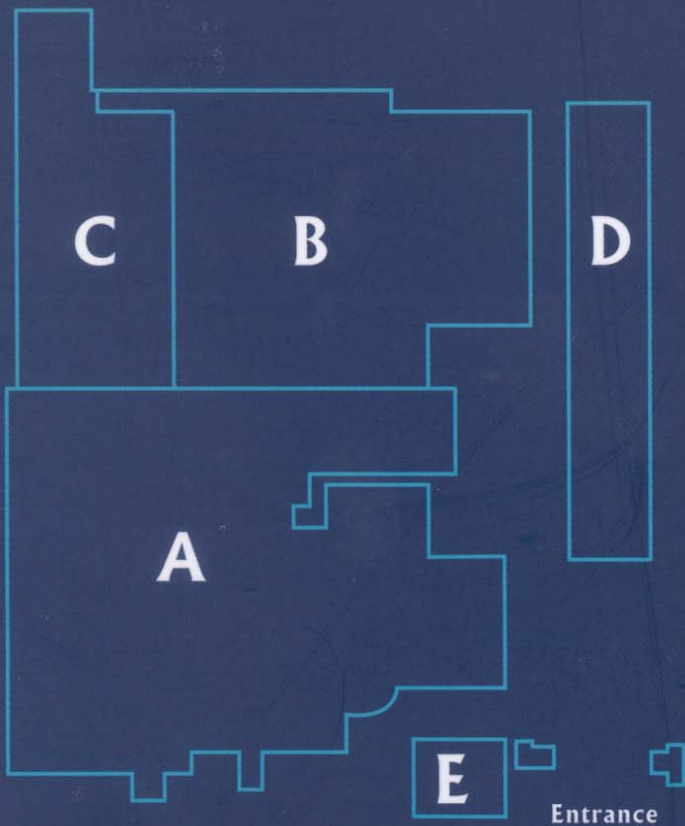
01228 544733

ASSIGNMENT OF THE WHOLE
OR SUB-LETTING OF PARTS

A range of unit sizes can
be provided



LAYOUT PLAN ~



**INDICATIVE SUB DIVISION ONLY -
FURTHER DIVISION TO SMALLER UNITS AVAILABLE**

A	45700	sq ft /	4245	sq m	
B	25100	sq ft /	2332	sq m	- Temp Let
C	14600	sq ft /	1356	sq m	- Temp Let
D	9800	sq ft /	910	sq m	
E	1800	sq ft /	167	sq m	- LET

Carlisle ~

The principal commercial and administrative centre for the county of Cumbria supporting a resident district population in excess of 100000.

Connections - M6 Motorway (Junction 42, 43 & 44) and Main Line InterCity train link

Newtown Industrial Estate - an established industrial/commercial location approximately 1 mile west of the City Centre.

Extensive storage and distribution premises with convenient office accommodation.

All mains services connected - central heating to offices and warm air heaters to other parts.

Any use falling within B1, B2 and B8 of the Town and Country Planning Use Classes Order 1987.

Three separate raised covered loading docks.

Securely fenced and gated site

Terms and availability on request.

For further information or to arrange an appointment to view please contact:-

**Carigiet
Cowen**

01228 544733
www.carigietcowen.co.uk

Richard Percival: rpercival@carigietcowen.co.uk

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