

**WARWICK MILL BUSINESS VILLAGE
WARWICK BRIDGE, CARLISLE
CA4 8RR**



MIXED USE ACCOMMODATION

**Fully networked with
Excellent broadband connections**

TO LET

Suitable for new businesses

Adjacent to A69 and within 4 miles of M6 Motorway

On site car parking

Good on-site facilities and local amenities

LOCATION

Situated in rural surroundings off the A69 and near J43 of the M6 and only a few minutes from Carlisle City Centre, Warwick Mill is ideally located for servicing Cumbria, North East England and South West Scotland. Amenities available in nearby Warwick Bridge include; filling station, supermarket, butchers and hairdressers.

DESCRIPTION

Warwick Mill Business Village is a historic former textile mill that has been carefully converted to provide a range of office and light industrial workspace solutions of various sizes. (availability sheet overleaf)

The site benefits from full broadband and telephone access, ample parking and security. Being part of the Business Village also gives access to the wider business services as well as use of meeting rooms, reception facilities.

TERMS

Available on a new 3 year lease. Current availability schedule attached overleaf.

SERVICES

Main water, electricity (3 phase) and drainage are laid on to the business park. Heating is provided in some of the accommodation.

VIEWINGS

For further information or to arrange a viewing please contact:

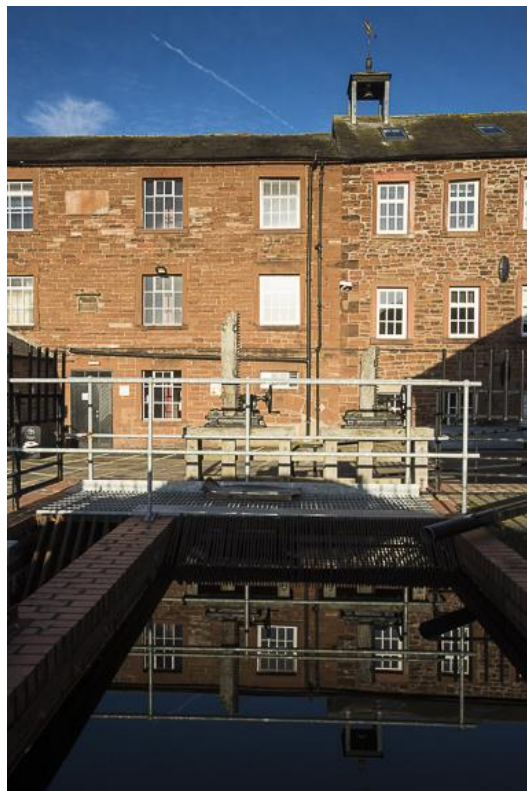
Ben Blain

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Details amended

April 2024



Messrs Carigiet Cowen for themselves and for vendors or lessors of this property whose agents they are give notice that:

1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;

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WARWICK MILL
Business Village

**** SMALL BUSINESS RATES RELIEF MAY BE
APPLICABLE**

**Carigiet
Cowen**

Warwick Mill Business Village Office/Workshop Accommodation April 2024 Availability

Property	Room/ Unit	sqm	sqft	Asking £/year	Asking £/week	Work stations	Offices
WMBC 0	0.02	22	236	6700	129	5	Can connect to 0.02
WMBC 0	0.03	21	236	6700	129	5	Can connect to 0.03
WMBC 0	0.05	33	215	8000	154	6	Large bright room
WMBC 0	0.06	33	215	8000	154	5	Office and separate waiting/store space. Can connect to 0.05
WMBC 0	0.08	37	398	10000	192	7	Large well finished room on lower floor
WMBC 1	1.10	11	118	4160	80	2	Well proportioned room for 1-2 people.
WMBC 2	2.03	22	236	9000	173	6	Pleasant quiet, bright room
WMBC 3	3.12	29	236	9000	173	6	Large bright room on third floor
WMBC 3	3.20	11	118	4160	80	2	Perfect starter room for 1/2
WMBC 3	3.21	32	2895	14000	269	6	Great office, plenty of windows, good wall space

Property	Room/ Unit	sqm	sqft	Asking £/year	Asking £/week	Rateable Value	Workshop/Storage Units
WMW - MM	MM2b	63	678	5500	106	1625	Available now - basic dry storage. Not suitable for pallets. Hand balling only
WMW - MM	MM2d	97.5	1049	9000	173	4550	Available now - basic dry storage. Not suitable for pallets. Hand balling only
WMW - SM	3	89.91	967	9000	173	4250	Excellent unit with workshop space, small office and kitchen. Access to wifi, large door suitable for pallet deliveries, three phase electric,
WMW - SM	5	103	1108	9000	173	4250	Excellent unit with workshop spaces, small offices and kitchen. Access to wifi, large door suitable for pallet deliveries, three phase electric,

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