

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



**MIXED USE ACCOMMODATION**

**TO LET**

**Suitable for new businesses**

**Adjacent to A69 and within 4 miles of M6 Motorway**

**On site car parking**

**Good onsite 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 from 400 sq ft to 3900 sq ft (37.16 sq m to 362.32 sq m).

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 and gymnasium.

## 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

Tel: 01228 544733

Email: [carlisle@carigietcowen.co.uk](mailto:carlisle@carigietcowen.co.uk)

Details amended

January 2022



**South Mill 2  
office space  
and  
workshop**

**AVAILABLE  
JULY 22**

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;

2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

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WARWICK MILL  
Business Village

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

**Carigiet  
Cowen**

**Warwick Mill Business Village  
Former Mill Office Accommodation  
JANUARY 2022 Availability**

Property	Room/ Unit	m <sup>2</sup>	W/ sta- tions	Asking £/ Year	Asking £/ week	OFFICE DESCRIPTION
WMBC 0	0.05	33	6	7780	150	Large bright room
WMBC 0	0.08	37	7	10000	192	Large well finished room on lower floor
WMBC 1	1.10	11	2	3900	75	Well proportioned room for 1-2 people.
WMBC 1	1.15	14	3	5300	102	Great light room for 2-3 people. Ground floor
WMBC 1	1.19	38	7	14000	269	Ground floor room with own brew station. Available from Christmas
WMBC 2	2.02	34	6	13000	250	Air conditioned room with separate office/store
WMBC 2	2.15	20	4	6850	132	Good quiet room for 4 people
WMBC 2	2.17	24	5	7020	135	Long room suitable as office or great as office and breakout area
WMBC 3	3.14	20	3	6750	130	Lovely front facing office.
WMBC 3	3.17	8	1	2860	55	Excellent, light, airy room.
WMBC 3	3.18	23	5	8000	154	Great office, plenty of windows, good wall space
WMBC 3	3.20	11	2	3900	75	Cosy 1-2 person office
WMBC 3	3.21	32	6	12500	240	Light airy, quiet room

WMW - SM	SM2	172		12000	231	Available in July, perhaps sooner Images overleaf
WMW - SM	SM10	92		6000	115	Available in July, perhaps sooner
WMW - SM12	SM12 (b)	20		1600	31	

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