

TO LET

Workshop/Trade Counter

5 PORT ROAD, CARLISLE, CA2 7AJ

Carigiet Cowen



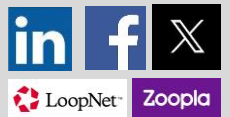
Carigiet
Cowen
TO LET
01228 544733
www.carigietcowen.co.uk

* FRONTAGE TO PORT ROAD *

957 SQ FT (88.89 SQ M)



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LOCATION

Unit 5 is situated less than a mile to the west of Carlisle city centre, on Port Road close to its junction with Wigton Road/ Church Street (A595). The property forms part of a parade of workshop/ trade units lying close to Port Road Business Park and The Cumberland Infirmary. Nearby occupiers include Carrs, Sainsburys, and KC Superbikes.

DESCRIPTION

A semi-detached workshop/ trade counter unit of steel portal frame construction under a pitched roof. Internally, the accommodation has been fitted out with a 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.

ACCOMMODATION

Floor	Sq m	Sq ft
Showroom	30.57	(329)
Offices	19.85	(214)
Warehouse	32.66	(352)
Total	88.89	(957)



SERVICES

We understand mains water, electricity, and drainage are connected to the property.

RATEABLE VALUE

Unit 5 has a 2023 List Rateable Value of £5,900. The Small Business Non-Domestic Rate in the £ for the current 2024/2025 rate year is 49.9p.

ENERGY PERFORMANCE CERTIFICATE

There is no EPC currently for the unit; one is being commissioned and will be made available shortly.

LEASE TERMS AND RENT

Unit 5 is offered to let by way of a new full repairing and insuring lease for a term to be agreed at a rent of **£8,600 per annum** exclusive.

COSTS

Both parties will bear their own legal and professional costs in respect of any transaction. Subject to covenant strength, a rental deposit may be required as upon lease completion.

VAT

Rentals and other outgoings quoted are exclusive of VAT, which will be charged in addition.



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VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen.
For further information, please contact:

Mike Beales
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Amended: July 2025

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