

# TO LET

Mixed use accommodation

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

## Carigiet Cowen



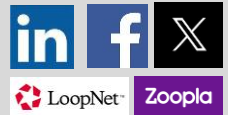
01228 544733

[www.carigietcowen.co.uk](http://www.carigietcowen.co.uk)

\* Fully Networked with Excellent Broadband Connections \*

\*Suitable for New Businesses\*

\*On Site Car Parking\*



## 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.

## ACCOMMODATION

	Unit	Sq M	stations	Year	week	Value	Interest/NOTES
WMBC 2	2.08	27	4	13000	250		Quiet, bright room with fridge & air con on the second floor
WMBC 2	2.09	22	4	8872	171		Quiet, bright room with lockable cupboard on the second floor
MM	11	64.29	10	28000	538		Standalone serviced office with brew area, internal office/meeting room. Access into the business centre
WMW - SM	SM7	192		15000	288	5200	Good unit with space for workshop or storage, office space, kitchen, access for van
WMW - SM	SM9a	219		15000	288	7300	Excellent unit with Crew room, offices, toilet and warehousing. Internet capable. Available now



## SERVICES

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

## LEASE TERMS AND RENT

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

## 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 part of any new letting.

## VAT

No VAT is payable on the rent.

## VIEWINGS

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

Tel: 01228 635002

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

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BB/5223

