



## MID TERRACE WAREHOUSE / WORKSHOP 1,540 SQ FT

**Rent: £9,500 Per Annum**

Unit 7  
Currock Road Trade Centre  
Currock Road  
CARLISLE  
Cumbria  
CA2 5AD

- ACCESSIBLE LOCATION
- MODERN BUSINESS UNIT
- 1,178 SQ FT ON GROUND FLOOR WITH FIRST FLOOR OFFICE & STORAGE AREAS
- IMMEDIATELY AVAILABLE

### Location

Carlisle is the predominant population and commercial centre for Cumbria and a large part of southwest Scotland, with a resident population of over 108,000 drawing on a wider catchment of over 380,000.

Less than 1 mile from Carlisle City Centre, Currock Road Trade Centre is well established commercial estate in a very accessible location which serves the southern part of the City. Close to Currock Road's junction with Crown Street, Currock Road Trade Centre benefits from high levels of passing traffic. Nearby occupiers include Topps Tiles, Screwfix, Plumb Center, Howdens, The Range, Rickerbys, DW Fitness / Sports Direct, Hollywood Bowl and Bensons for Beds.

### Description

Unit 7 comprises a mid-terraced workshop/ warehouse of steel portal frame construction having brick & block work walls with insulated steel cladding sheets to the pitched roof over. Unit 7 has a clear internal eaves height of 3.9 m.

Internally, the ground floor space provides workshop / warehouse space with a small office and WC. There is also a first-floor office area together with a further mezzanine area providing additional office or storage space. Vehicular access is via an electrically operated roller shutter door.

Externally there are 2 no. parking spaces to the front of the property.

### Terms

Unit 7 is available by way of new full repairing and insuring lease for a minimum term of 3 years or multiples thereof at a rental of £9,500pa.

### Accommodation

This property has been measured on a Gross Internal Area basis and extends to the following approximate areas:

	Sq Ft	Sq M
Ground Floor	1,178	109.44
First Floor Office	208	19.32
Mezzanine Office/Store	154	14.31
<b>TOTAL</b>	<b>1,540</b>	<b>143.07</b>

### Services

Mains electricity ( 3 phase ), water and drainage are connected. There is no heating.

### Business Rates

The VOA website describes Unit 7 as Workshop & Premises with an RV of £6,400 with effect from 1st April 2026.

Occupiers who qualify for small business rates relief will pay ZERO business rates.

### VAT

All figures quoted are exclusive of VAT where applicable

### Costs

Both parties will bear their own legal and professional costs involved in the transaction.



### Viewings

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

**Richard Percival**  
 01228 635006  
[rpercival@carigietcowen.co.uk](mailto:rpercival@carigietcowen.co.uk)

**Francesca Marconi**  
[fmarconi@carigietcowen.co.uk](mailto:fmarconi@carigietcowen.co.uk)