



WORKSHOP / STORAGE UNIT TO LET 1,394 SQ FT

Rent: £11,500 Per Annum

Unit 8 Long Island Park
Lamplugh Street
CARLISLE
Cumbria
CA2 5AS

- GROUND FLOOR WORKSHOP / STORAGE
- FIRST FLOOR OFFICE
- 100% BUSINESS RATES RELIEF FOR ELIGIBLE OCCUPIERS
- ON SITE PARKING

Location

Carlisle is the predominant population and commercial centre for Cumbria and a large part of southwest Scotland, situated to the west of the M6 motorway, Carlisle is access via junctions 42-44.

Long Island Park is a popular and well established development of commercial units located approximately 0.5 miles from Carlisle city centre, in close proximity to Topps Tiles, Bensons For Beds and Howdens. Within the immediate area are James Street and Hewson Street Workshops developments which has created a small hub for trade and local distribution related businesses.

Description

Unit 8 is a modern purpose-built, mid-terraced workshop/storage unit of steel portal frame construction, with cavity brick/blockwork and profile steel clad walls, under a pitched steel clad roof, accessed via an electric roller shutter door.

Internally, the unit comprises a good-sized open workshop/storage area with a clear eaves height of 4.96m. A kitchenette and WC is provided to the rear of the unit. The unit has also previously been adopted to provide open plan office space at first floor level. Parking spaces are available directly to the front of the unit, in addition to a shared parking area in the centre of the estate.

Terms

Unit 8 is available to let by way of a new Full Repairing and Insuring lease for a term of 3 years or longer at a rent of £11,500 p.a. exclusive.

Accommodation

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

	Sq Ft	Sq M
Warehouse	1,049	97.45
Mezzanine	345	32.05
TOTAL	1,394	129.5

Services

The property is connected to mains water, drainage and electricity. Mains gas connection is currently capped but can be reinstated if required. Services have not been tested and interested parties should rely on their own investigations to confirm suitability.

Planning

We understand the property holds planning permission under Use Class E(g), B2 and B8 but may be suitable for other uses subject to obtaining all necessary consents. Interested parties should contact the Local Authority for planning enquiries.

Business Rates

The Valuation Office Agency website describes the property as workshop and premises with a 2026 List Rateable Value of £10,750. The Small Business National Non-Domestic Rate multiplier for the 2026/27 rate year is 43.2p in the £.

Energy Performance Certificate

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

VAT

The property is registered for VAT, therefore VAT will be charged on rent and other outgoings.

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:

Mike Beales
01228 635003
mbeales@carigietcowen.co.uk

Amelia Harrison
01228 635007
aharrison@carigietcowen.co.uk