



## WORKSHOP / STORAGE UNIT WITH SECURE YARD 1,643 SQ FT

**Rent: £12,100 Per Annum**

Unit 10 Long Island Park  
Lamplugh Street  
CARLISLE  
Cumbria  
CA2 5AS

- GROUND FLOOR WORKSHOP / STORAGE
- FIRST FLOOR OFFICES
- 100% BUSINESS RATES RELIEF FOR ELIGIBLE OCCUPIERS
- ADDITIONAL COVERED STORAGE TO THE REAR
- SECURE YARD
- 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 10 is a modern purpose built, end terrace workshop/ storage unit of steel portal frame construction, with cavity brick/blockwork walls to a dado level and profile steel cladding above under a mono pitched steel clad roof including a manual roller shutter door.

Internally, the unit benefits from, workshop/ storage area, additional stores kitchen and WC. In addition, Unit 10 has been fitted out with good quality first floor office space with suspended timber floor.

Externally, Unit 10 has use of a small covered storage area to the rear and some secure yard storage, although the adjacent Unit 9 requires access over part. Parking spaces are available directly to the front of the unit, with additional shared parking areas in the centre of the estate. Censored lights are located at the front and side of the unit.

## Terms

Unit 10 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 £12,100 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          |
|----------------------|--------------|---------------|
| Workshop             | 913          | 84.82         |
| First Floor - Office | 730          | 67.82         |
| <b>TOTAL</b>         | <b>1,643</b> | <b>152.63</b> |

## Services

The property is connected to mains water, drainage and three-phase 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 Store and premises with a 2026 List Rateable Value of £9,000.

The Small Business National Non-Domestic Rate multiplier for the 2026/27 rate year is 43.2p in the £.

Interested parties are advised to make their own enquiries with the local authority to confirm the rates payable.

## Energy Performance Certificate

The property has an energy performance asset rating of C-60.

## 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:

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