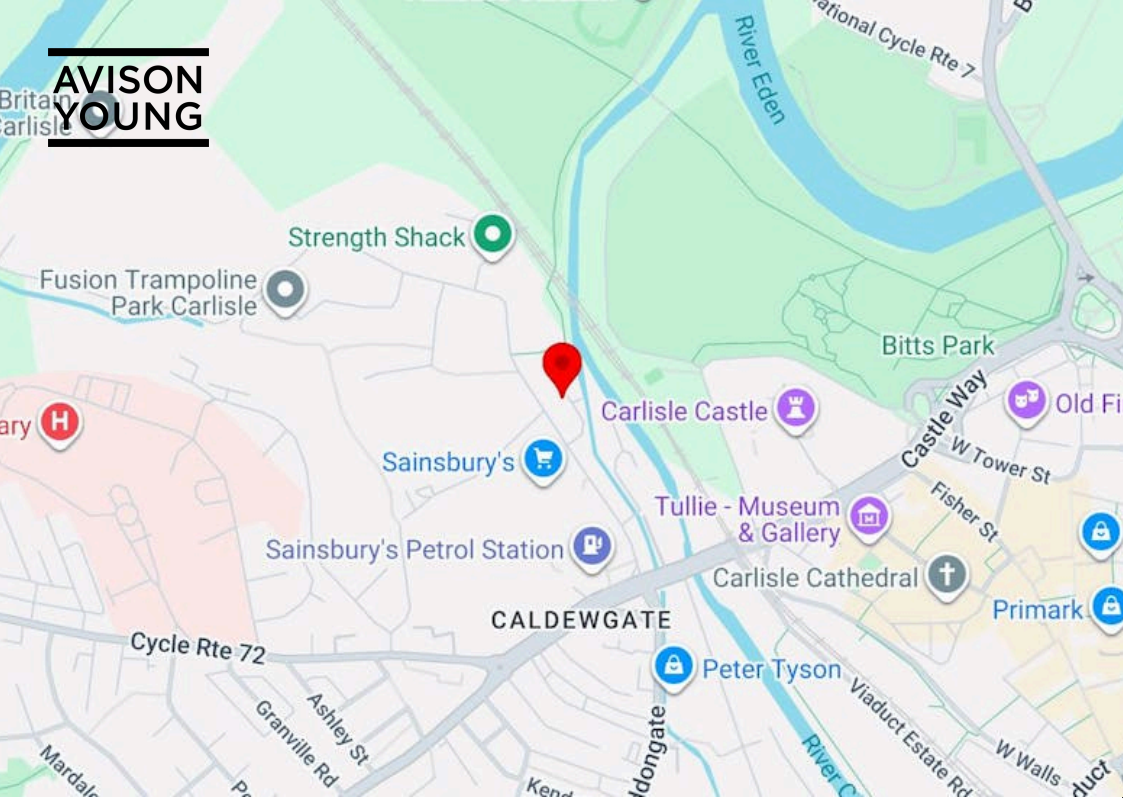




**AVISON
YOUNG**

Willowholme Road, Carlisle, CA2 5RT
Industrial To Let | £35,000 per annum | 9,830 sq ft

Industrial To Let, Carlisle



Willowholme is one of the city's older established industrial areas and is home to a wide variety of national, regional and local occupiers including depots for BT, A Plant and Stagecoach. A Sainsbury's supermarket is also located at the front of the Estate. 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. The city is the principal retail centre for the area with Newcastle 60 miles east; Glasgow 95 miles north; and Preston circa 80 miles south.

Key Points

- Sectional loading door
- Minimum eaves height of 4.35m
- External yard area
- Lends itself to automotive uses
- Office accommodation
- Kitchen/breakout area
- 18 dedicated car parking spaces
- Mezzanine level storage
- WC facilities

Description

The property provides a semi-detached warehouse unit with ancillary accommodation. The unit has previously been used as a vehicle workshop facility, benefiting from floor recesses/inspection pits. The property also benefits from a motorised roller shutter door, LED lighting, The ground floor comprises the workshop area, office/ancillary accommodation, and WC's. First floor provides mezzanine level storage. The roof is double pitched with a minimum internal eaves height of 4.35m.

Location

The property is located on a secure site close to the entrance of Willowholme Industrial Estate which connects directly to the A595 which provides access via Wigton Road to the West; access to the north and east is via the A7 & A69 respectively. Junctions 42, 43 & 44 of the M6 motorway are less than 3 miles away. Carlisle city centre and the West Coast Main Line Railway Station are a short distance to the east and south east of the property.

Summary

- Rent: £35,000 per annum
- EPC: D

Further information

- [View details on our website](#)

Contact & Viewings



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Accommodation

Name	sq ft	sq m	Availability
Unit - Workshop	7,752	720.18	Coming Soon
Mezzanine - Storage	560	52.03	Coming Soon
Unit - Office/Ancillary	1,518	141.03	Coming Soon
Total	9,830	913.24	

