

TO LET

Light Industrial/2222 Sq. ft (206 Sq. m.)/£18,000

**Unit 8-10, South George Business
Square, Robert Street, Carlisle**
Cumbria, CA2 5AN



Walton Goodland

agency@walgoodland.com

01228 514199 (Carolyn Hardy/Will Riddell dealing)



CLOSE TO CITY CENTRE WORKSHOP/WAREHOUSE PREMISES.

- SITUATED IN A WELL-ESTABLISHED INDUSTRIAL ESTATE IN CARLISLE.
- GOOD ACCESS TO AND FROM CITY CENTRE
- ADJACENT TO THE PROPOSED CARLISLE STATION GATEWAY PROJECT
- ON-SITE PARKING AVAILABLE

DESCRIPTION

The property comprises 3 ground floor workshop units constructed of part brick and part steel cladding, joined by interior personnel doors. Each unit has its own office and WC facilities on the ground floor. Unit 8 has a mezzanine floor above accessed via staircase

Each of the units can be accessed via individual personnel doors. Units 9 & 10 also benefit from roller shutter access, while Unit 8 has uPVC glass frontage.

A split of these units may be considered.

LOCATION

Located on Robert Street in the heart of Carlisle, South George Business Square occupies a highly accessible position within one of the city's established commercial areas. The property benefits from close proximity to Carlisle city centre, providing convenient access to a wide range of retail, leisure and professional services, as well as strong public transport links including Carlisle railway station. The location also offers excellent connectivity to the wider regional road network, with the M6 motorway easily reached, making it an attractive and practical base for businesses serving both local and national markets.

ENERGY PERFORMANCE CERTIFICATE

A new EPC has been instructed.

SERVICES

Water and electricity are connected to the property.

The tenant is responsible for the payment of all utilities/services.

ACCOMMODATION

The unit comprises the following approximate areas:-

Unit 8: 614 Sq. ft (57 Sq. m)

Mezzanine within Unit 8: 388 Sq. ft (36 Sq. m)

Unit 9: 611 Sq. ft (57 Sq. m)

Unit 10: 611 Sq. ft (57 Sq. m)

Total: 2222 Sq. ft (206 Sq. m.)

RENT

£18,000 per annum, exclusive of business rates, VAT and all other outgoings.

RATEABLE VALUE

£9,200 (2026 listing)

Interested parties should make their own enquiries of the Valuation Office Agency at www.voa.gov.uk.

Please note since April 2017, where a rateable value is £12,000 or less and this is the tenants only commercial property then no business rates will be payable, subject to status.

LEASE

A new internal repairing and insuring lease for a term of years to be agreed.

SERVICE CHARGE

A service charge is payable to cover the repair, decoration and maintenance of the internal and external common areas of the site.

Walton Goodland act as agents for the Vendors of this property. No person in their employment has any authority to make any representations of warranty whatsoever in relation to this property. All information and measurement in these details are given in good faith, are approximate and whilst every effort has been made to ensure accuracy this cannot be guaranteed. These details do not form part of any contract.

All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.

VAT

VAT is not payable in addition to the rent.

VIEWINGS

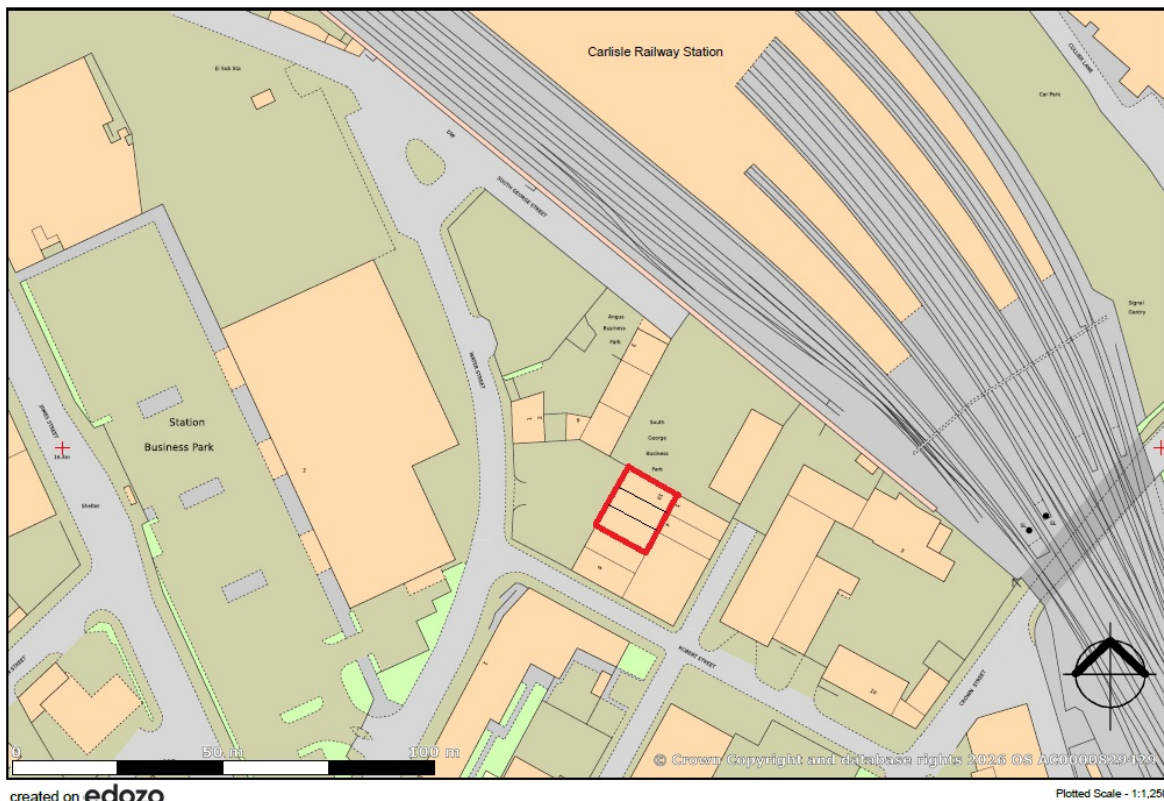
Please contact Walton Goodland.

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