

Unit 7 Port Road

PORT ROAD BUSINESS PARK, CARLISLE, CA2 7AF

To Let - Industrial / Distribution Facility with Parking + Offices - 9,743 sq ft





KEY HIGHLIGHTS

- 3x Level Access loading doors
- 24-Hour access
- LED Lighting
- Office Accommodation
- Generous on-site parking

LOCATION

The property is located within Port Road Business Park, which is adjacent to the A595 providing access to the A7 & A69. Junctions 42, 43 & 44 of the M6 motorway are less than 3 miles away. Carlisle city centre is a short distance south-east of the property, which provides access to Carlisle Railway station.

Port Road Business Park is an established industrial location with notable occupiers nearby including National Windscreens, Speedy Services, City Electrical Factors (CEF) and Johnstone's Decorating Centre.

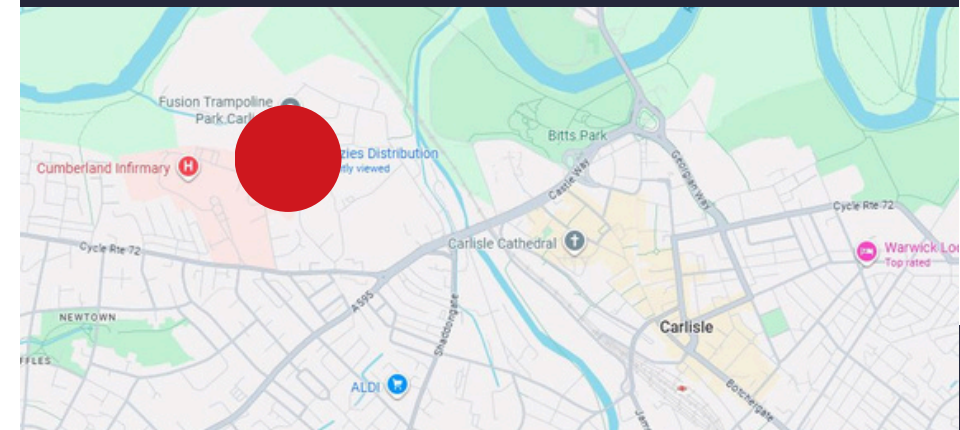
DESCRIPTION

The property comprises a detached distribution facility with office accommodation and dedicated parking.

Internally, the main warehouse is a clear open space accessed via three electrically operated roller shutter doors. The warehouse benefits from LED lighting throughout and gas fired warm air blowers. Eaves within the warehouse range from 3.77m rising to 5.50m.

There are office facilities to the front of the building. The offices comprise of several cellular spaces, with carpeted floors, painted plasterboard walls and LED lighting. Heating is via gas fired radiators. There are also toilet and tea prep facilities serving the office areas.

Externally, the unit benefits from dedicated parking to the front and side of the premises.



ACCOMMODATION

The accommodation comprises of the following areas, measured in accordance with the RICS code of measuring practice (6th Edition) on a Gross Internal Area (GIA) basis:

<u>Name</u>	<u>sq ft</u>	<u>sq m</u>
Warehouse	6,841	635.58
Offices	2,902	269.65
Total	9,743	905.23



IMPORTANT NOTICE

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Designed and produced by Savills Marketing: 020 7499 8644 | September 2025

LEASE TERMS

The premises are available via sub-lease or assignment. The current lease expires on the 20th June 2029, with a tenant break option on the 20th June 2027. Please enquire direct to the agents for further information on costs.

LEGAL COSTS & VAT

All costs quoted are exclusive of VAT. Each party will bear their own legal costs, with the tenant being responsible for all costs associated with registering the lease, Land and Buildings Transaction Tax (LBTT) and VAT thereon.

ENERGY PERFORMANCE CERTIFICATE

EPC available on request.

RATEABLE VALUE

The property has a Rateable Value of £36,750 (April 2023) as listed on the Valuation Office Agency website.

CONTACT

For further information please contact the letting agents on:

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