

TO LET



UNIT 2 • GATEWAY 44 • PARKHOUSE ROAD •
CARLISLE • CA3 0GW • 1,226 Sq Ft + MEZZANINE

**CARIGIET
OWEN**

Location

Gateway 44 Retail Park lies immediately adjacent to J44 of the M6 Motorway. Situated within the well-established Kingstown retail park area, the scheme enjoys a strong retail draw nearby occupiers including Asda, M&S Food Hall, Currys / PC World, B&M, Next, Hobbycraft and SCS.

Positioned close to at the Kingstown Industrial Estate and Kingmoor Park the location is further strengthened by a nearby Premier Inn, McDonalds Drive Thru, Starbucks, as well as a variety of Car Showroom dealerships and a range of trade counters occupiers, Gateway 44 Retail Park is a prominent and well-connected destination. Existing tenants within the scheme include Wren Kitchens, Home Bargains, Flooring Superstore & Costa.

Description

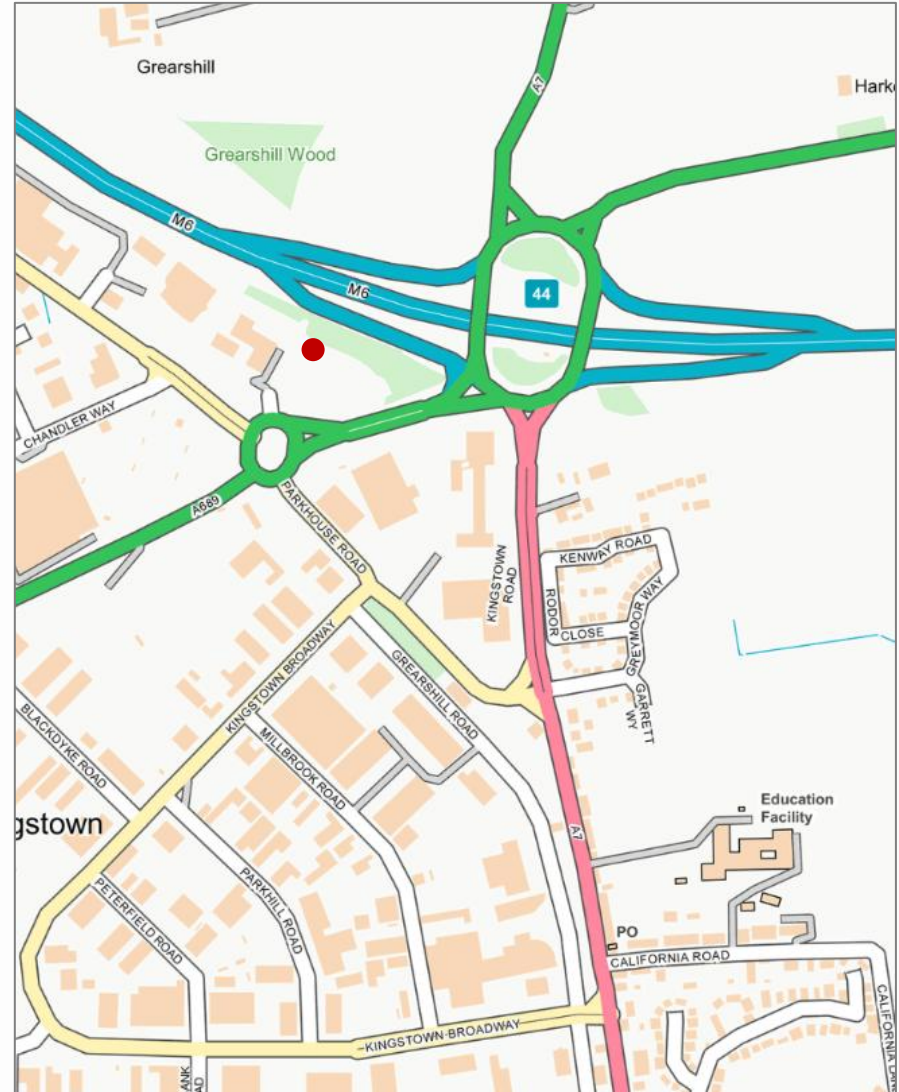
Unit 2 is a mid terrace retail warehouse providing open plan floor space suitable for a variety of uses. Full height glazing to the front elevation incorporating a double sliding glass entrance doors. The original tenant has installed a purpose-built mezzanine floor which provides an additional 77.4 sqm / 833sqft of first floor space or can be removed if not required by an incoming occupier.

There are 181 customer car parking spaces serving the Gateway 44 Retail Park.

Description	Area Sq M	Area Sq Ft
Unit 2	117.62	1,266
Mezzanine	77.4	833

Lease Terms

Unit 2 is immediately available To Let by way of a new full repairing and insuring leases for a minimum term of 5 years at an initial rent of £30,000pa.



Services

The property is connected to mains water, drainage and electricity. Services have not been tested and interested parties should rely on their own investigations to confirm suitability.

Planning

We understand planning permission was granted under App Ref 18/0693. The permitted use now falls under Class E but may be suitable for other uses subject to obtaining all necessary consents. Interested parties should contact the Cumberland Council for all planning enquiries.

Business Rates

The Valuation Office Agency website describes the property as Retail warehouse and premises with a 2023 List Rateable Value of £47,500.

(We believe there maybe scope to challenge this assessment on the grounds that an incorrect floor area has been adopted by the VOA)

The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

Energy Performance Certificate

The property benefits from a valid EPC with an Energy Rating of B-34.

VAT

We understand VAT is payable on the rent and any 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, please contact:

Richard Percival

T: 01228 635006

rpercival@carigietcowen.co.uk

Ben Blain

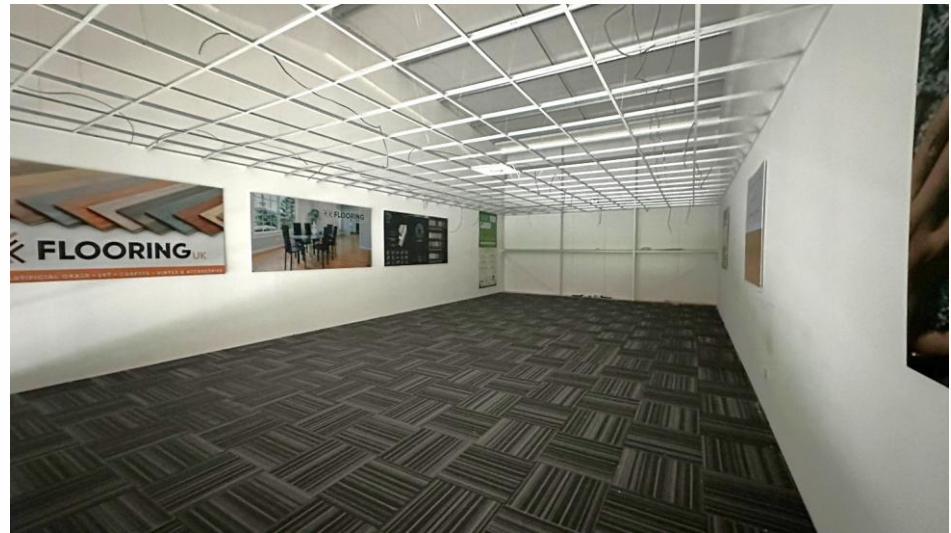
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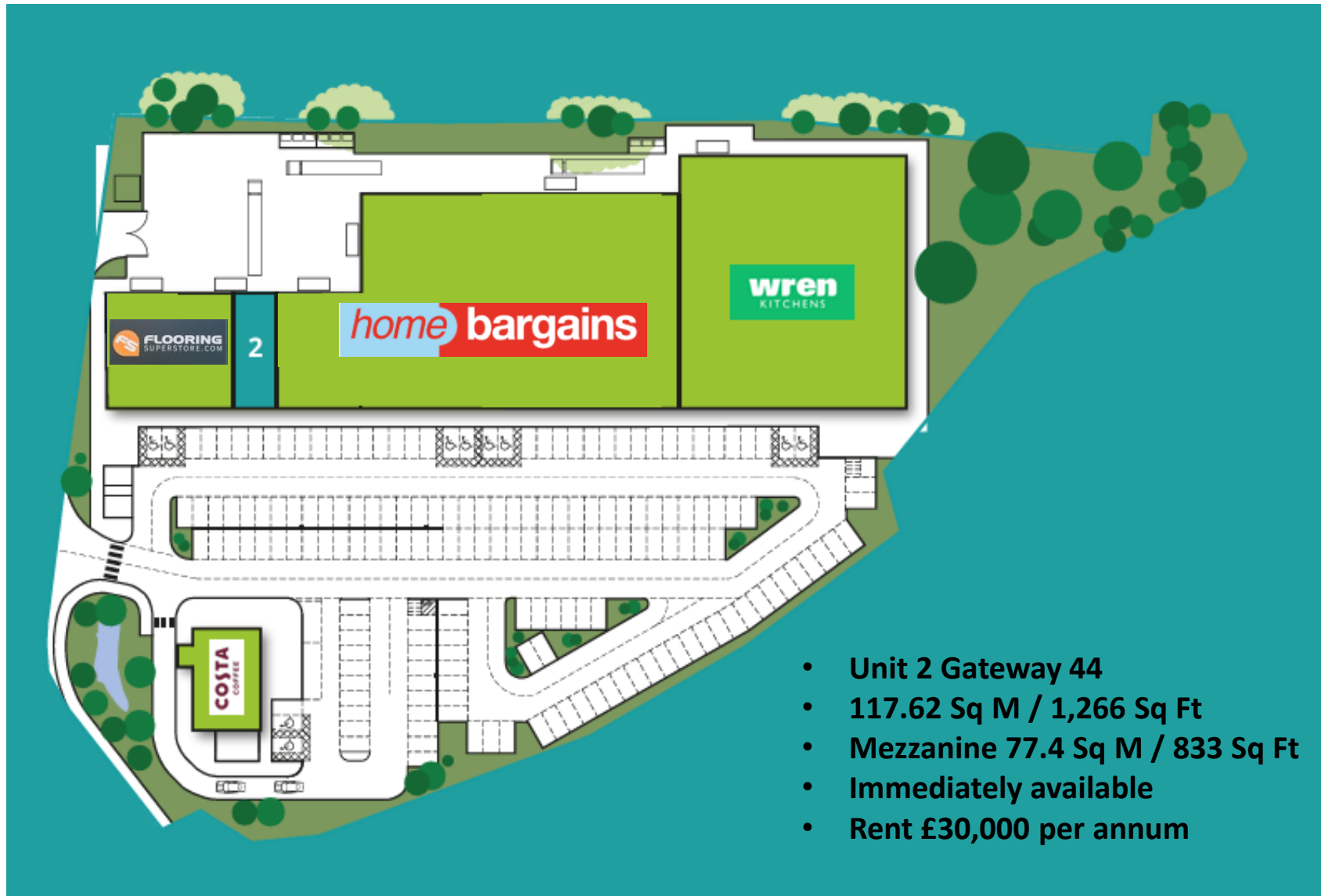
bblain@carigietcowen.co.uk



Prepared: February 2026

7715/BB





- Unit 2 Gateway 44
- 117.62 Sq M / 1,266 Sq Ft
- Mezzanine 77.4 Sq M / 833 Sq Ft
- Immediately available
- Rent £30,000 per annum