



AB Properties



Commercial Site Station Road
, Carlisle, ML8 5AD

Offers over £225,000







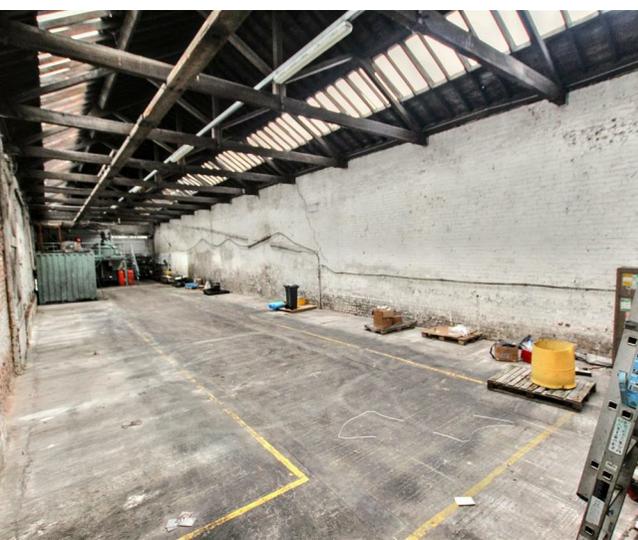
**** CLOSING DATE - WEDNESDAY 4TH FEBRUARY ****

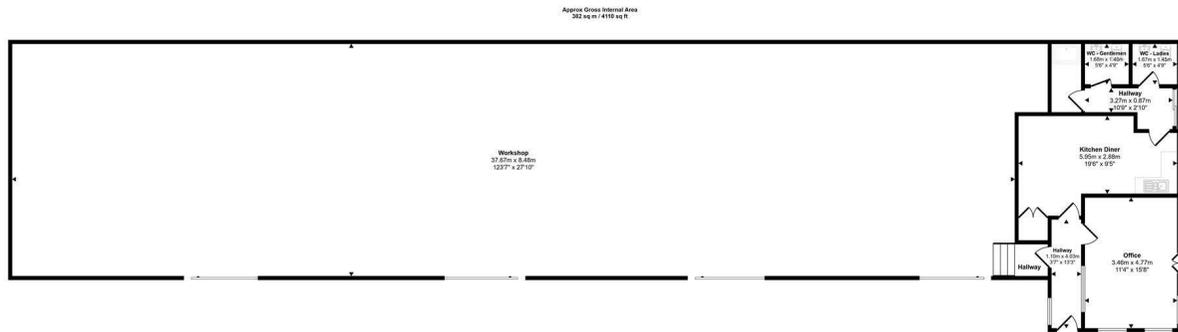
This commercial site, located in Carlisle's most prestigious address, adjacent to Carlisle Train Station, offers a highly versatile opportunity for a range of business uses. Formerly utilised as a storage and distribution centre, the site is well suited to continued industrial, logistics, or operational use, and also has potential for residential (and other) redevelopment (subject to planning).

The main building comprises a substantial workshop extending to approximately 382 sq m (around 4,110 sq ft). The open layout provides excellent flexibility for storage, fabrication, light industrial processes, or distribution operations. Adjoining the workshop is a dedicated staff and administrative area, incorporating office accommodation, a kitchen/diner, and washroom facilities, offering practical on-site amenities for employees.

Externally, the site benefits from ample outside space, which significantly enhances its appeal. This external area provides scope for expansion of existing buildings (subject to the necessary planning consents) or could be utilised for large plant, machinery, storage, or HGV access and manoeuvring, making the site particularly attractive to businesses requiring strong operational logistics.

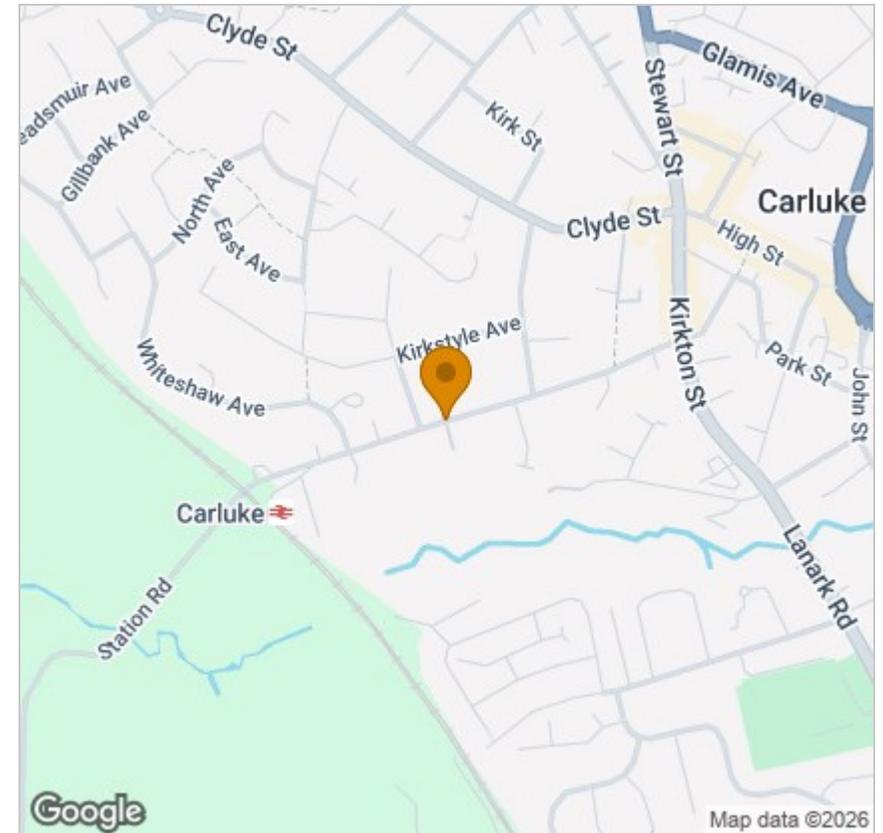
The location is a key selling point, with immediate access to rail links via Carlisle Train Station and excellent road connectivity to the M74 and M8 motorway networks, allowing efficient travel throughout Glasgow, Edinburgh, and the wider Central Belt. This strategic positioning makes the site ideal for businesses seeking strong transport links for staff, suppliers, and distribution.





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Blueprints 360.



Energy Efficiency Graph

Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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