

5783/BB

## CARLISLE

STOCKLUND HOUSE  
GROUND FLOOR OFFICES  
CASTLE STREET, CA3 8SY

## TO LET

**\*\*NEWLY FURNISHED OFFICE\*\*  
ACCOMMODATION**

**\*\*NO VAT PAYABLE\*\***

**\*\*DEDICATED CAR PARKING\*\***

### LOCATION

Carlisle is the chief administrative centre for Cumbria and South West Scotland and is home to a variety of national, local and public sector office occupiers throughout the city. Castle Street leads northwards from the city's pedestrianised retail core, through the heart of Carlisle Historic Quarter. Stocklund House overlooks the city Cathedral with Tullie House Museum and Carlisle Castle nearby.

### DESCRIPTION

Stocklund House provides modern accommodation arranged over four floors. The ground floor accommodation available comprises a mixture of open plan and private suites, with an integral staff kitchen, WC's. A shared disabled facility on the common area landing is provided.

2 no. passenger lifts, and a ramp at the front entrance provides DDA accessibility. Designated car parking is available immediately below the property.

### ACCOMMODATION / AREAS

Ground Floor 3,599 sq ft (334.36 sq m)

### SERVICES

Mains water, gas, electricity and drainage are connected. Heating is provided to the whole building, including office suites by a centrally controlled gas fired system, **the cost of which is included within the service charge.** Additionally, new high speed broadband has been installed in the unit.

### ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating of E-104



### LEASE TERMS

The accommodation is available **TO LET** on new effectively full repairing and insuring lease by way of service charge, for a term of years to be agreed.

### RENT

£10 per sq ft exclusive plus service charge of £7.23 per sq ft inclusive of heating to the suite.

### RATING ASSESSMENT

The Valuation Office Agency website describes the property as Offices and Premises with a 2023 List Rateable Value of £27,500.

The National Non-Domestic Rate in the £ for the current 2023/2024 rate year is 49.9p.

### COSTS

Each party will be responsible for their own legal costs incurred. Subject to covenant strength, a rental deposit may be required.

### VAT

The rent is exclusive of VAT, which is not payable on top of the rent.

### VIEWINGS

Strictly by appointment with the joint agents:

**Ben Blain | Carigiet Cowen**

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**Carigiet  
Cowen**

**BUXTON  
GROUP**

Details Prepared: March 2024



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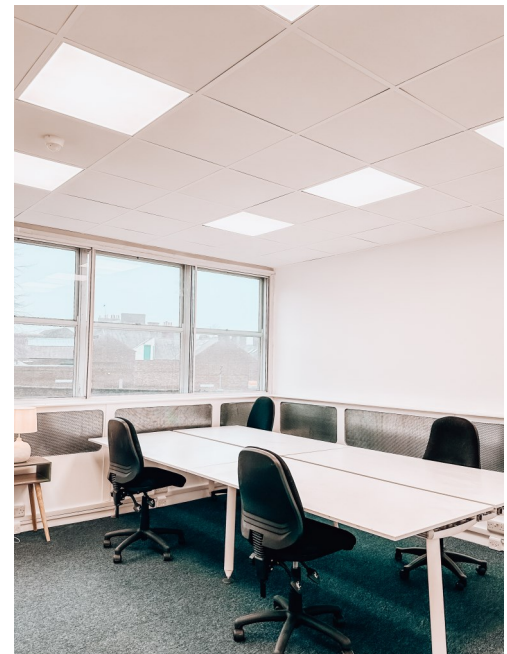


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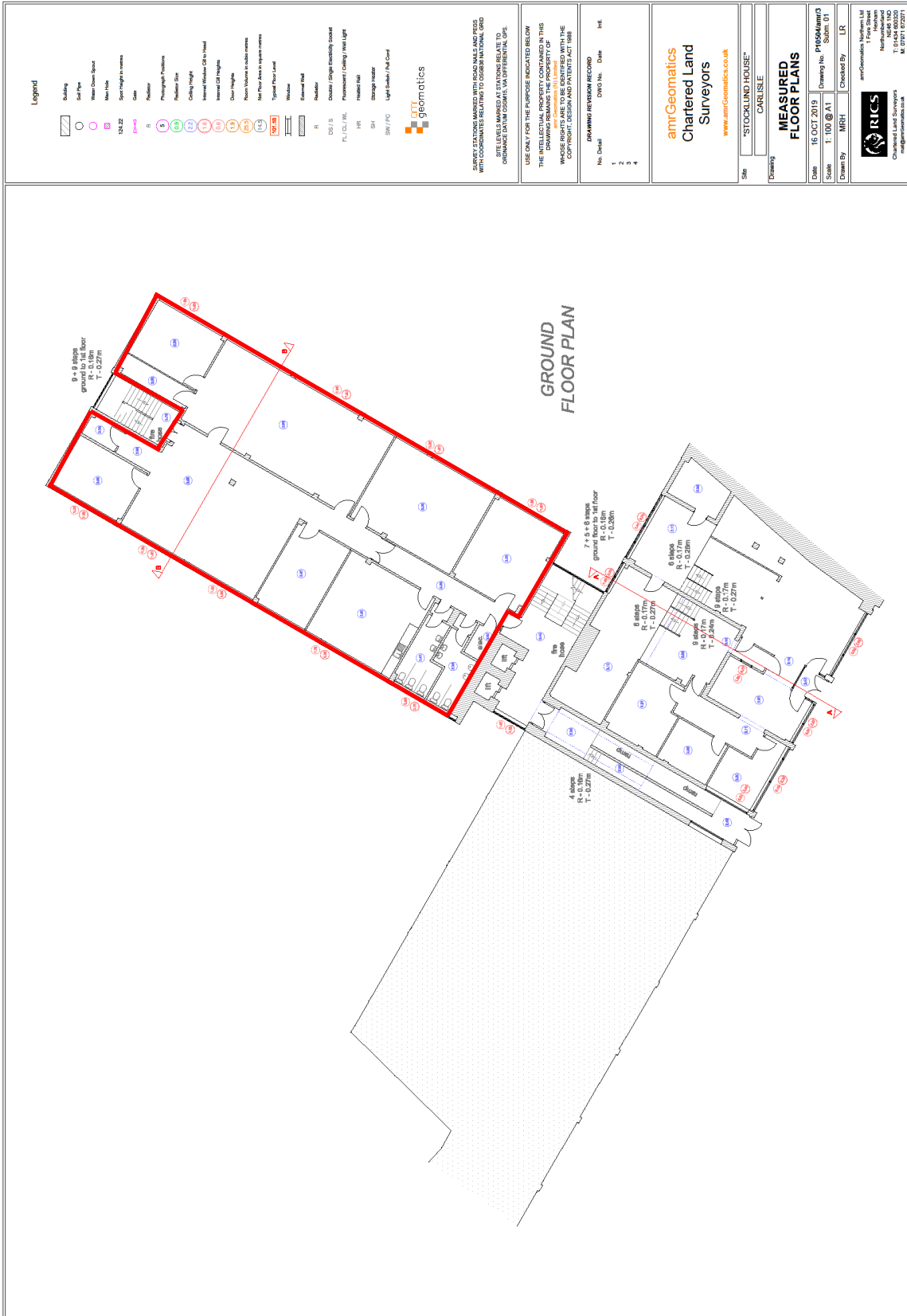


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