

6337/BB

## CARLISLE

FIRST FLOOR  
EXCHANGE HOUSE  
CECIL STREET

## TO LET

HIGH QUALITY ACCOMMODATION  
AT EXTREMELY LOW RENT!!!

### LOCATION

Carlisle is the main administrative centre for Cumbria and south west Scotland with a resident population of circa 85,000 but much wider catchment.

Exchange House is situated close to Carlisle city centre and within the immediate vicinity of the new Cumbria County Council headquarters building and the English Gate Plaza leisure and office complex.

Carlisle Railway station lies a couple of minutes walk away and is conveniently positioned on the west coast mainline which links Glasgow with London Euston, and Edinburgh with Manchester Airport with services regularly, daily.

Other commercial operators within Exchange House include Travelodge and Bupa Dental Care. For identification purposes only, the property is shown on the attached plan overleaf.

### DESCRIPTION

High quality accommodation, most recently used and fitted out as offices, but suitable for alternative uses subject to planning.

- Private & Open Plan configuration
- Full DDA accessibility with lift
- Carpeted floors and Integral lighting throughout
- IT trunking
- Comfort cooling and air conditioning
- Intercom access
- Staff kitchen area
- Modern male, female and disabled toilet facilities

### AREAS

Available as a whole providing 6,975 sq ft (648 sq m).

Alternatively the landlord may consider a split of the property subject to requirement and covenant.

### SERVICES

All mains services are laid on to the property. Heating to the offices is by way of a heating and cooling climate controlled system.



### RATING

The VOA website describes the property as Offices and Premises with a 2017 List Rateable Value of £38,000. The national non-domestic rate in the £ for the current (2020/21) rate year is 49.9p.

### ENERGY PERFORMANCE CERTIFICATES

The property has an Energy Performance Asset Rating of D-77.

### LEASE

The property is available **TO LET** by way of a new effectively full repairing and insuring lease for a term of years to be agreed from a rent as low as **£12,000 per annum exclusive**, subject to term.

### SERVICE CHARGE

All building costs (including heating, lighting, water and drainage, but excluding internet and business rates) are covered by the on-site service charge at a rate of approximately £2.60 per sq ft.

### RENT

On Application

### VAT

The property is registered for VAT and VAT will be charged on rent and other outgoings.

### COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

### VIEWINGS

Strictly by appointment with the sole agents.

For more information contact:-

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**Details amended:** July 2020



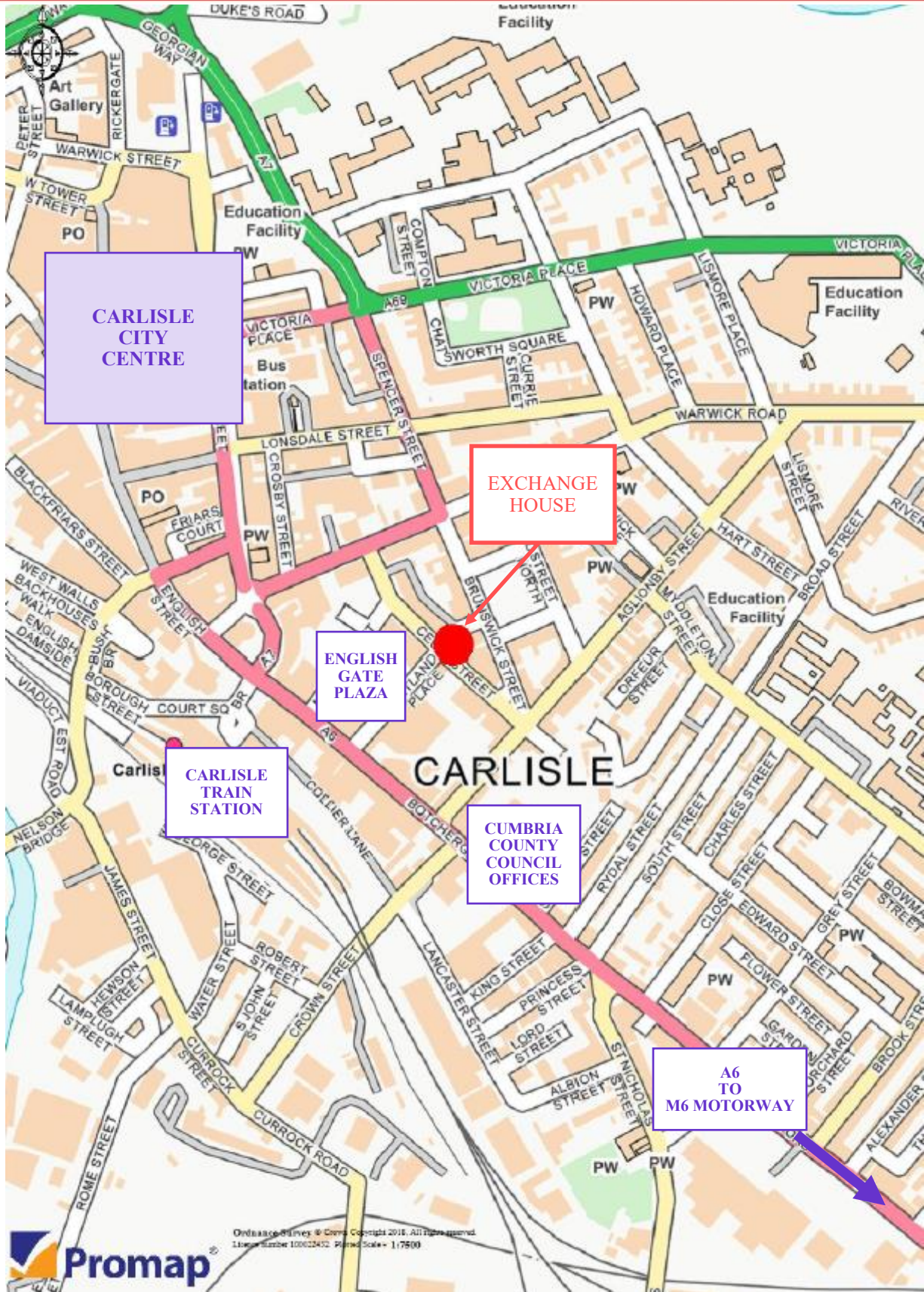
Regulated by RICS

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