

3948/CS

## CARLISLE

### BROADACRE HOUSE 16-20 LOWTHER STREET

#### 2ND FLOOR (REAR) OFFICE SUITE

Total area: 265 sq m (2,854 sq ft)

## TO LET



#### LOCATION

Broadacre House is prominently situated on Lowther Street, an important city centre commercial location, approximately 100m from the city's core retail area. Occupiers within the building include the Secretary of State (Employment Service), Cumbria Chamber of Commerce and Stagecoach.

For identification purposes only the situation of the property is shown coloured red on the attached extract from the Goad Trade Plan.

#### DESCRIPTION

Second floor office suite, situated at the rear of the building.

- Open plan space
- Lift access
- Secure basement parking available.

#### FLOOR AREA

Total area 265 sq m (2,854 sq ft)

#### RATING

The Valuation Office Agency website specifies that the rateable value of the property for the current 2010 List is £23,000.

The national non-domestic rate for the current 2010/2011 rate year is 41.4p in the £.

#### SERVICES

All mains services are laid on to the building. The suite benefits from gas fired central heating.

#### LEASE TERMS

The accommodation is offered by way of an effectively full repairing and insuring lease (by service charge) for a term of 5 years or longer by negotiation. Such a lease to incorporate periodic only rent reviews.

#### RENT

**£24,500 pa** plus parking (2 spaces) @ **£800** per space pa, if required. The above rent is exclusive of rates, service charge and all other outgoings.

#### VAT

The rent recorded is exclusive of VAT, however, the tax is not currently levied in the building.

#### COSTS

Each party to pay their own costs in the transaction.

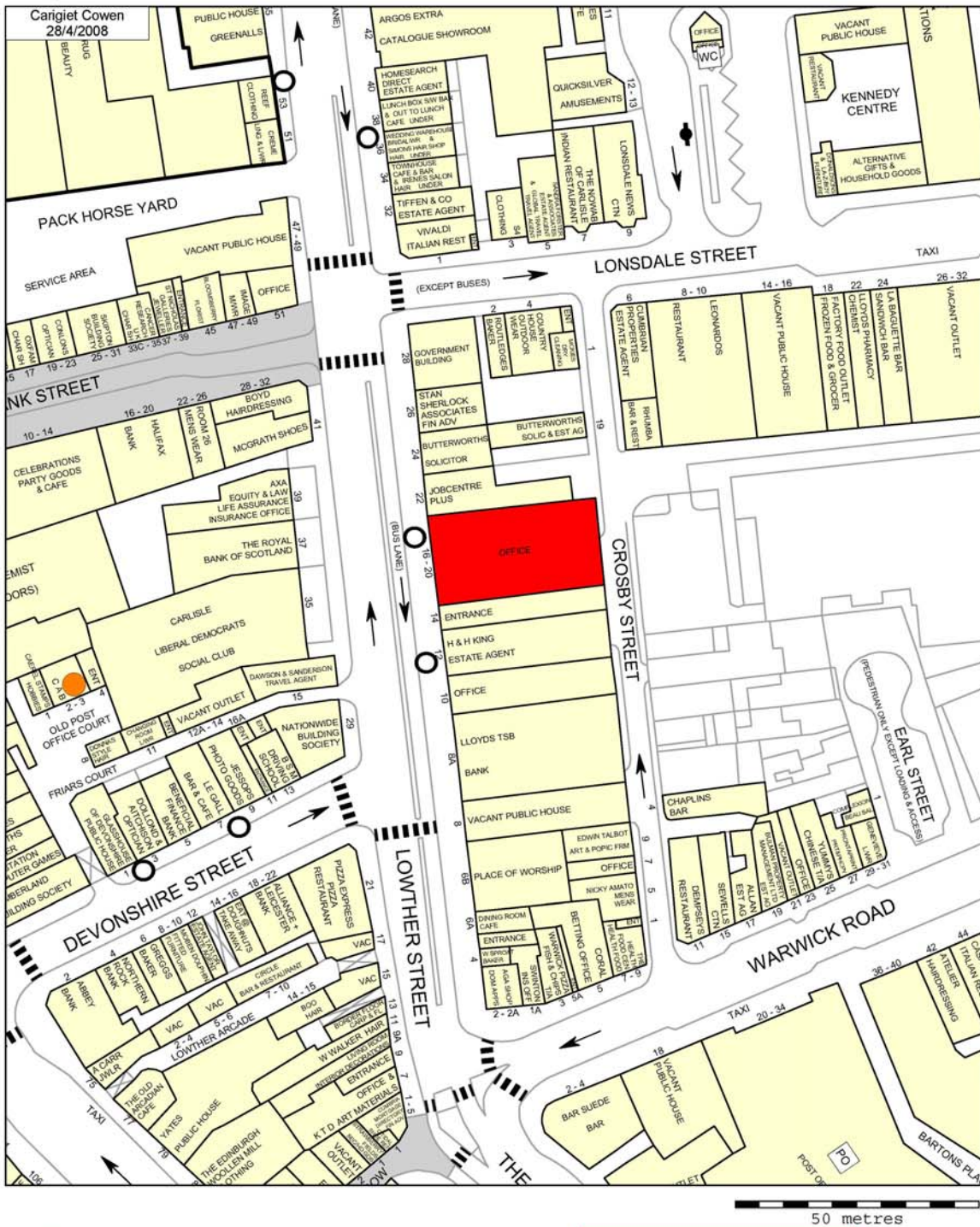
#### VIEWING

Strictly by appointment with the sole agents Carigiet Cowen.

#### Details prepared

May 2010





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