

TO LET

THE ANNEX, PART OF OLD CROFT, STANWIX, CARLISLE CA3 9BA

Carigiet Cowen



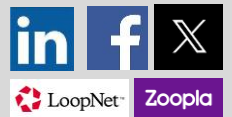
01228 544733

www.carigietcowen.co.uk

*** EXCEPTIONAL REFURBISHED OFFICE ACCOMMODATION ***

*** SELF CONTAINED OVER GROUND & FIRST FLOORS ***

*** EXTENSIVE DEDICATED SURFACED PARKING ***



LOCATION

Carlisle is the predominant population and commercial centre for Cumbria. The city is the principle administrative and retail centre for the area.

The M6 motorway runs to the east of the City and is the principal route North and South. The A69 provides the main East/West arterial route linking Carlisle to Newcastle Upon Tyne. Carlisle also benefits from a West coast mainline rail service to London Euston whilst to the north Edinburgh and Glasgow city centres can be reached in less than 1.5 hours via train.

Old Croft is located within the primarily residential suburb of Stanwix immediately to the North of Carlisle city centre, as shown on the adjacent location plan. The property is well placed to access the local services available in the immediate vicinity and across the city as a whole.

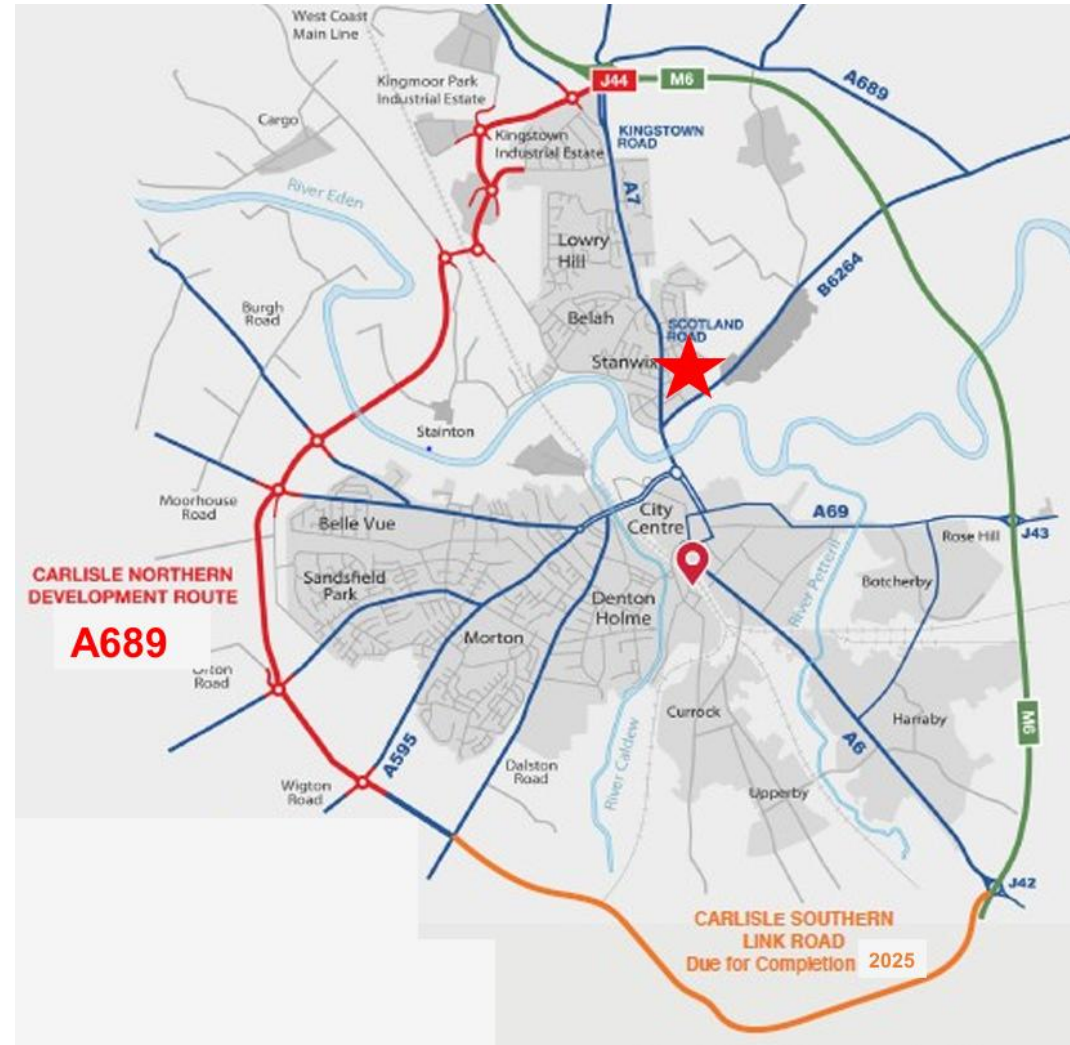
The office buildings sits close to the Stanwix infant and primary schools, as well as the Brampton Road University of Cumbria campus. Nearby amenities include; a Sainsburys local, vets 4 pets, the Stanwix Tandoori, The Crown Pub and a long established newsagents. Other operators within Old Croft include Meldrum Electrical, RTE, Ashwood Design Architects and Al Daines.

DESCRIPTION

The Annex a recently refurbished end of terrace two storey brick built property under a pitched slate roof. The ground floor comprises self contained access, open plan office space, a private office, two WCs and staff kitchen point. The configuration is a L shape.

The first floor provides open plan only accommodation with high levels of natural light by way of various roof lanterns and velux windows.

Dedicated car parking is provided immediately outside the building.



ACCOMMODATION

Floor	Sq m	Sq ft
Useable Floor Area	114.64	1,234
Comprising: -		
Ground Floor	63.11	679
First floor	51.53	555

SERVICES

We understand mains water, electricity, and drainage are connected to the property. The building has it's own electricity meter.

RATEABLE VALUE

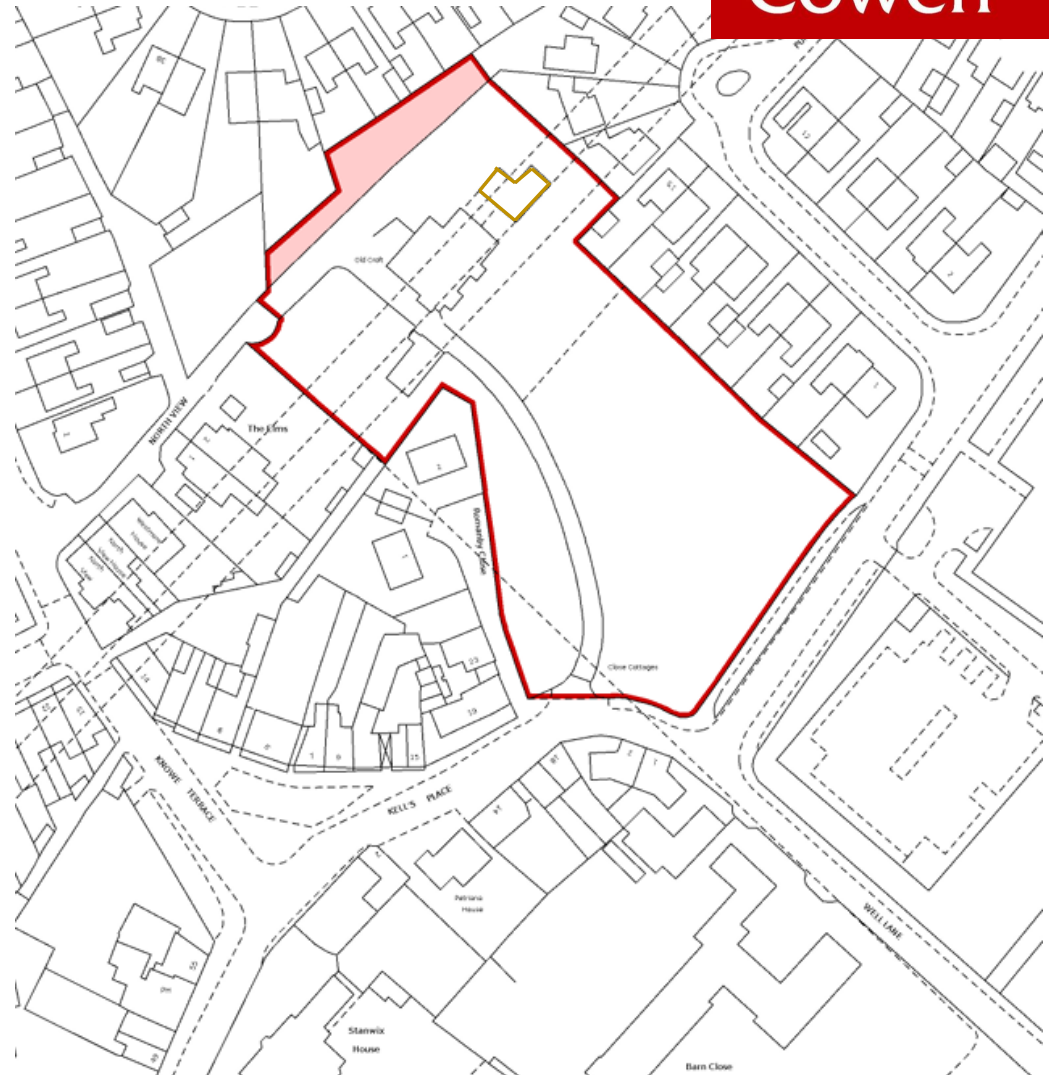
The property forms part of a larger Valuation Office Agency listing and will be re-assessed to determine the rateable value.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of E-113.

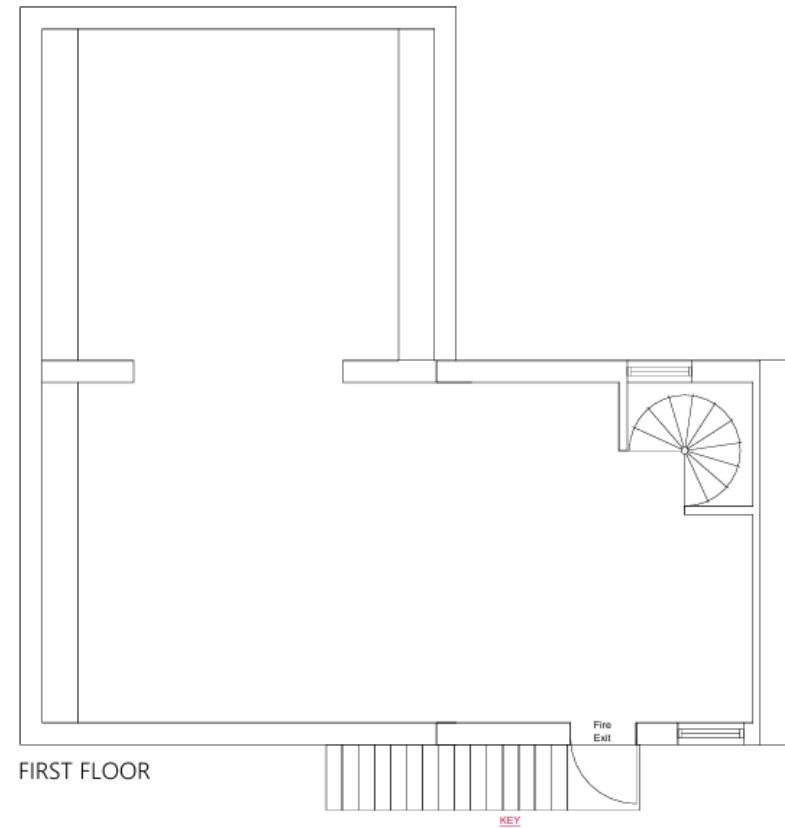
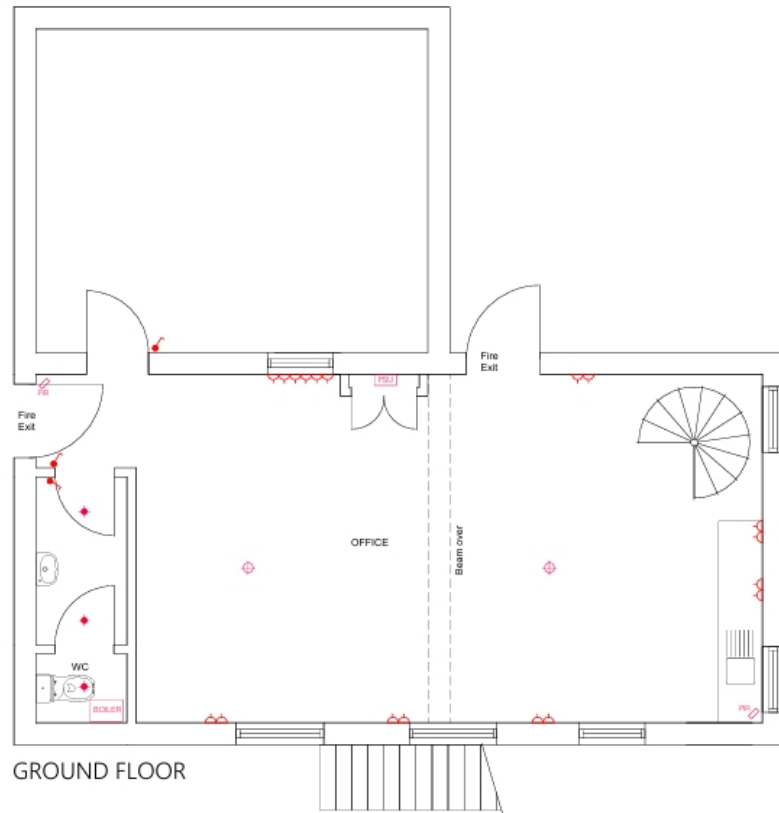
USE

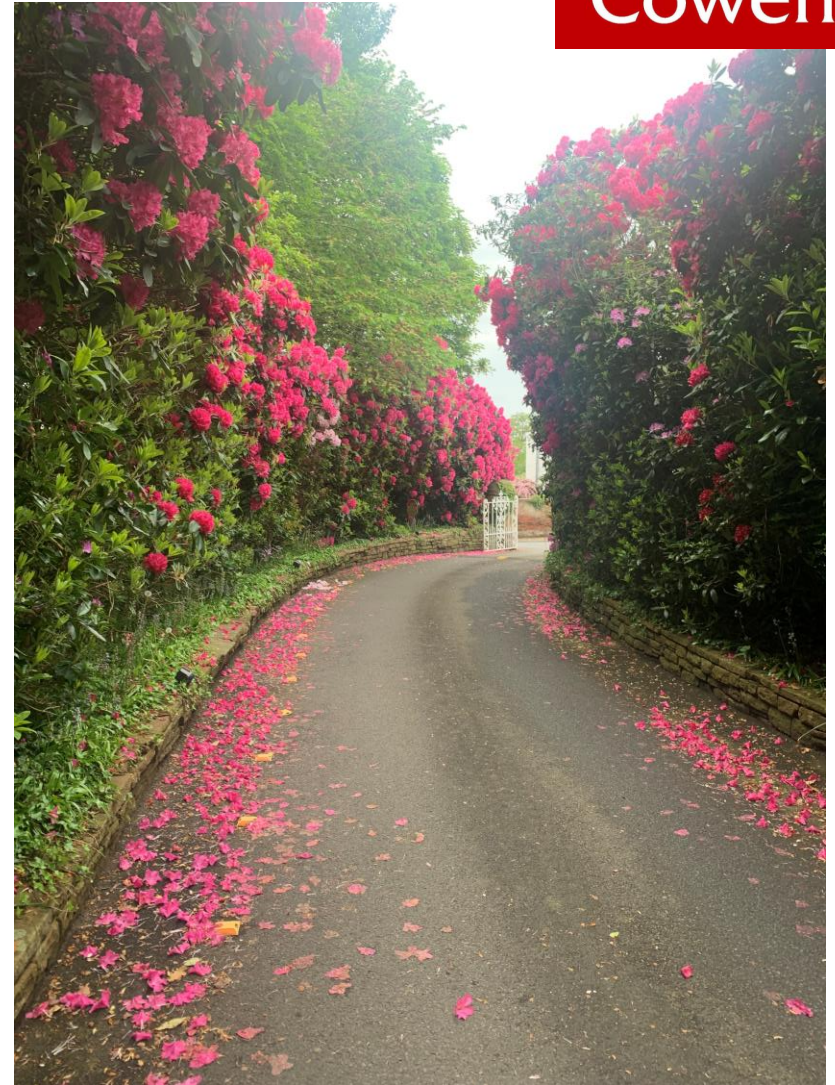
Suitable for various office uses including medical services, professional services and salon.



FLOOR PLANS

INDICATIVE PLANS ONLY





LEASE TERMS AND RENT

The property is available **TO LET** on a new lease for a term to be agreed at a rent in the region of **£25,000 per annum exclusive**.

MAINTENANCE CHARGE

A service charge will be payable on top of the rent to cover the maintenance and upkeep of the common parts, car park areas, estate lighting and landscaping.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the preparation and completion of the new lease. Subject to covenant strength, a rental deposit may be required as part of any new letting.

VAT

VAT is payable on the rent and other outgoings.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen.

For further information, please contact:

Ben Blain
Tel: 01228 635002
Email: bblain@carigietcowen.co.uk

Francesca Marconi
Tel: 01228 635004
Email: fmarconi@carigietcowen.co.uk

Prepared: November 2025

7953/BB

1. the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
2. all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
3. no person in employment of Carigiet Cowen Ltd has any authority to make or give any representation or warranty whatever in relation to this property.