

7354/BB

## CARLISLE

### OFFICE SUITE 5 CARLYLE'S COURT

## TO LET

\*\*\* 100% BUSINESS RATES RELIEF FOR \*\*\*  
ELIGIBLE OCCUPIERS

\*\*\* DDA ACCESIBILITY \*\*\*



#### LOCATION

Carlisle is the chief administrative and commercial centre in Cumbria. Carlyle's Court is an attractive courtyard development comprising retail and office uses in the historic part of the City close to the Cathedral, Tullie House Museum and Cumbria University Campus

For identification purposes only the location of Carlyle's Court is outlined in red on the attached extract from the Goad Trade Plan.

#### DESCRIPTION

Offices Suite 5 is a first floor office with pedestrian entrance from St Mary's Gate. The modern accommodation provides rectangular office accommodation suitable for offices and training purposes. The building benefits from a passenger lift.

#### ACCOMMODATION

Useable Floor Area            47.29 sq m    (509 sq ft)

#### SERVICES

We understand mains electricity, water and drainage are connected to the property. Heating is provided by way of electric heaters.

#### ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of C-58.

#### RATEABLE VALUE

The Valuation Office Agency indicates the office has a 2023 List Rateable Value of £3,350.

#### TERMS

The property is available **TO LET** on a new lease for a term of years to be agreed at a rent of **£500 per month exclusive**.

#### SERVICE CHARGE

A service charge will be levied in respect maintenance to the common parts and structure of the development.

#### COSTS

Each party will be responsible for their own legal and professional costs incurred.

#### VAT

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

#### VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen. For further information please contact:-

Ben Blain

Tel: 01228 635002

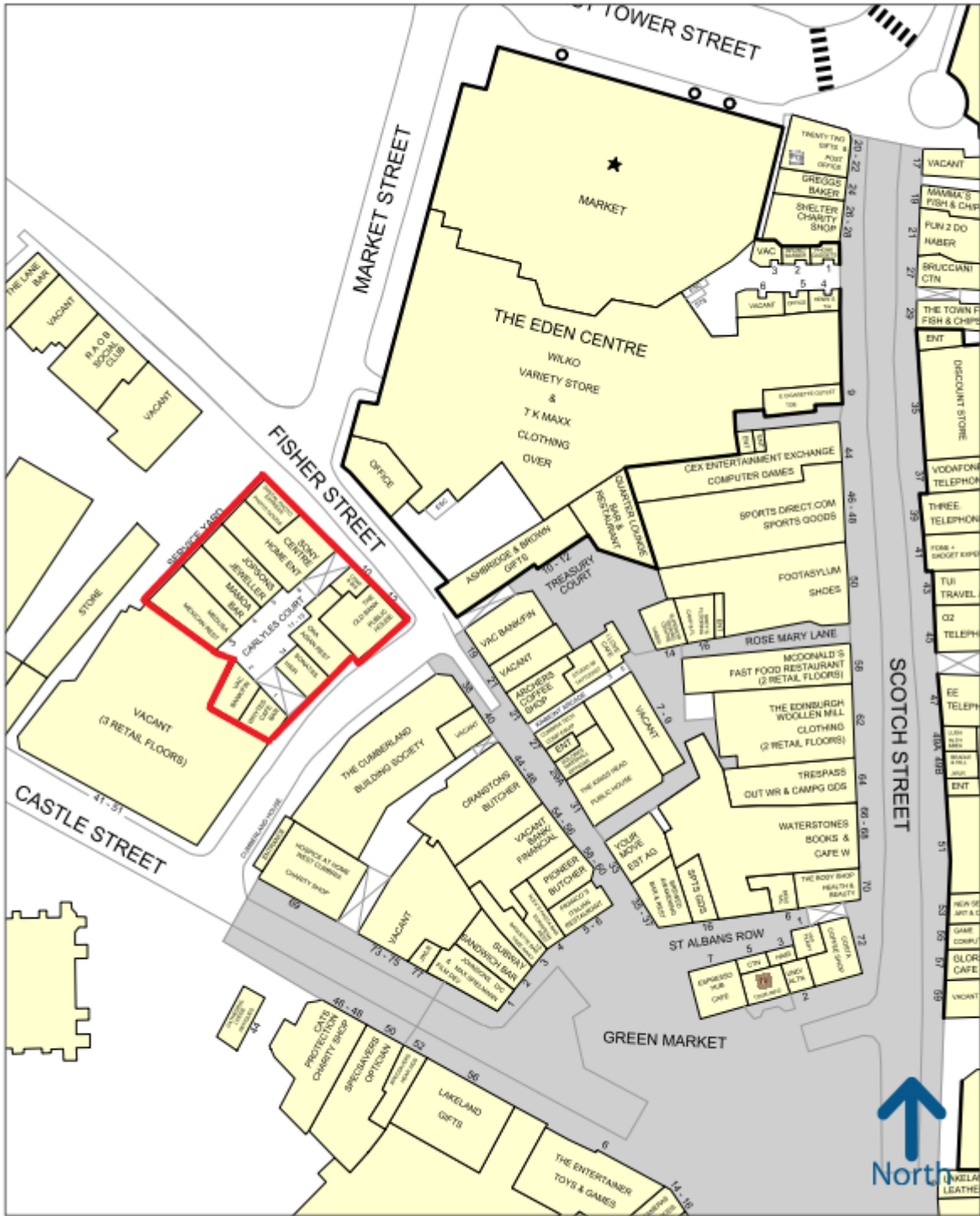
Email: [bblain@carigietcowen.co.uk](mailto:bblain@carigietcowen.co.uk)

**Details Prepared:** August 2023

# Carigiet Cowen



Carlisle



50 metres

Experian Goad Plan Created: 18/08/2023  
Created By: Carigiet Cowen



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