

TO LET - CARLISLE

SUITE 2 RIVERSIDE VIEW RIVERSIDE, WARWICK ROAD, CA1 2BS GROUND & MEZZANINE FLOOR OFFICES



LOCATION

This modern two storey office building is located at Riverside, just off Warwick Road, the main arterial road linking Carlisle City Centre to J43 of the M6.

Riverside View is situated in an area of mixed commercial and residential uses. Occupiers on site include Butler Accountancy, Carigiet Cowen Chartered Surveyors, Baby I Love You Scan and newest tenant Low & Behold.

Suite 2 is currently occupied by Steed Tailors who are relocating their operations to the South Coast

For identification purposes only **Suite 2 Riverside View** is shown edged gold on the attached plan extract.

DESCRIPTION

Suite 2 comprises open plan ground floor space with mezzanine gallery area, all finished to a good specification. The space benefits from under floor heating throughout. There is Cat 2 lighting and perimeter trunking providing ample power and data points to suit individual occupiers needs.

There is dedicated car parking adjacent to the building, as shown hatched blue.

ACCOMMODATION

Ground Floor Office	760 sq ft (70.62 sq m)
Ground Floor Ancillary	250 sq ft (23.18 sq m)
First Floor Office	387 sq ft (35.92 sq m)

Total Useable Floor Area 1,397sq ft (129.72 sq m)

Details prepared January 2025

LEASE TERMS

Suite 2 is available To Let by way of a new full repairing and insuring lease for a term of years to be agreed. The rent will be subject to periodical reviews depending on the length of term agreed.

RENT

£15,000 pa exclusive of VAT.

SERVICES

All mains services are laid on. Heating is provided by way of a gas fired under floor heating system.

RATING

Suite 2 is described as office and premises with 2023 RV of £11,000. Occupiers who qualify for small business rates relief will pay **ZERO RATES**.

The national non domestic rate for the 2024/2025 rate year is 49.9p in the £.

ENERGY PERFORMANCE CERTIFICATE

A new EPC **for Suite 2** has been ordered

COSTS

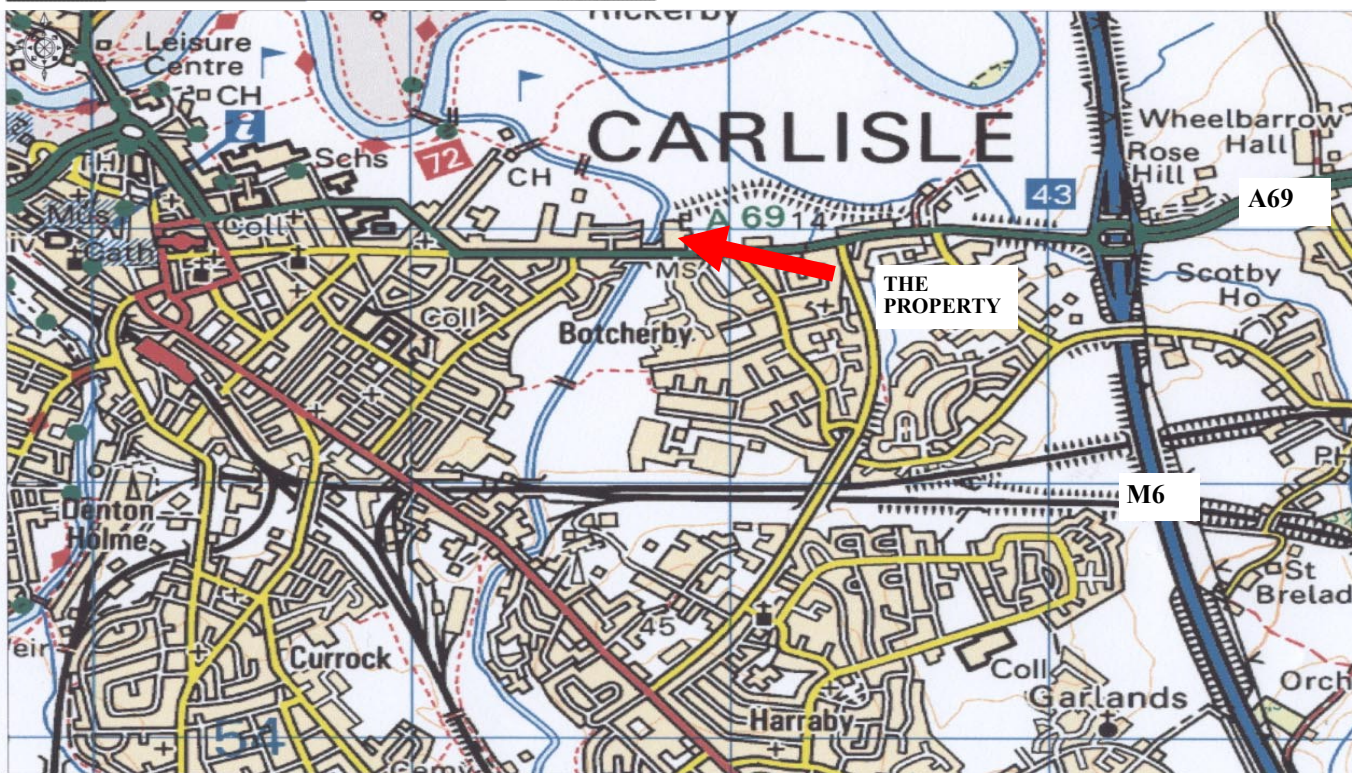
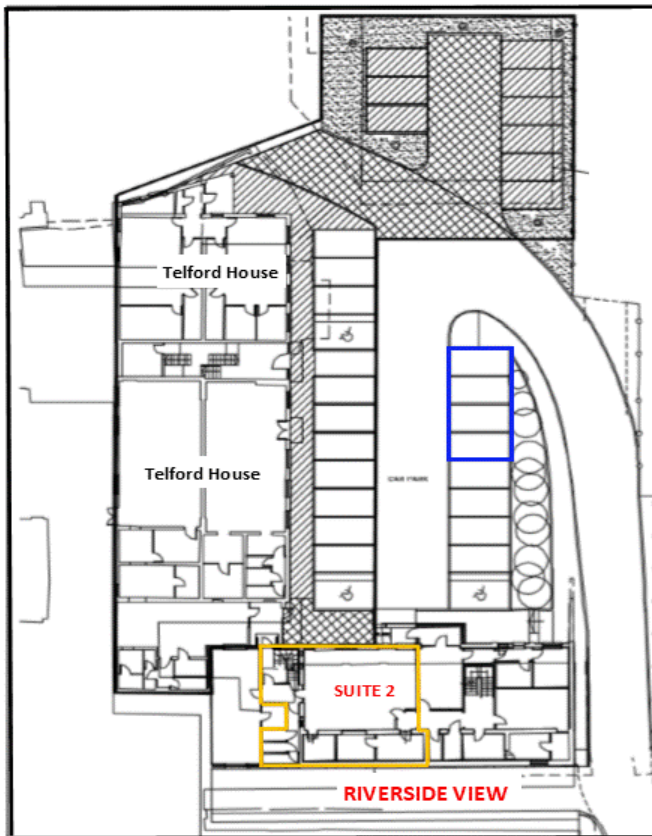
Each party will be responsible for their own costs incurred with the transaction.

VAT

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

VIEWING

To view **Suite 2 Riverside View** or for further information, please contact the sole agent Carigiet Cowen.



Carigiet Cowen
Chartered Surveyors

Messrs Carigiet Cowen for themselves and for vendors or lessors of this property whose agents they are give notice that:

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