

CARLISLE

CURROCK HOUSE COMMUNITY CENTRE LEDIARD AVE, CURROCK CA2 4BS



*****ALL INCLUSIVE OFFICE ACCOMMODATION*****

TO LET

***** Suitable For New Businesses Including Community Uses *****

***** Flexible License Terms Available *****

***** On Site Parking *****

***** Pleasant Location on the Outskirts of Carlisle City Centre *****



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LOCATION

Located on Lediard Avenue in the suburb of Currock, and close to Carlisle city centre. The property is easily accessible and Carlisle Railway Station is approximately 15-20 minutes walk away. Free dedicated car parking and roadside parking is provided, including an electric car charging port.

DESCRIPTION

Constructed in 1842, the Currock Community Centre is a well presented and well maintained Grade II listed building. It was one of the earliest community centres in England and the first of its kind in Carlisle when it became operational as one in October 1934.

A two-storey building of limestone construction with surrounding gardens. The property is suitable to be multi-let and suitable for a range of occupiers including office users, group classes, and local businesses.

There are shared toilets located within the common areas at ground and first floor levels.

TERMS

Current available office suites and the self contained commercial kitchen are available **TO LET** on a new license agreement for a term of 12 months exclusive, a rental deposit of £150 will be required upon exchange of contracts. Shorter arrangements may be available, subject to availability.

The current availability schedule including **ALL INCLUSIVE** rentals are shown attached overleaf.

SERVICES

We understand mains water, gas, electricity and drainage are laid on to the property. Heating is provided by way of wall mounted panel radiators served from a gas fired combi boiler system.

VIEWINGS

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

Amelia Harrison Tel: 01228 635007
Email: aharrison@carigietcowen.co.uk

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

Details Amended

May 2024



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

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 the employment of Messrs Carigiet Cowen has any authority to make or give any representation or warranty whatever in relation to this property.

AVAILABILITY SCHEDULE APRIL 2024

ROOM	DESCRIPTION	SQ M/ SQ FT	RENT/ PER ANNUM
Commercial Kitchen (Ground Floor)	Fully fitted out with various appliances and equipment, and operational, with own access to load and unload from the yard. IMMEDIATELY AVAILABLE	16.44 sq m 177 sq ft	£10,000
4 (First Floor)	Fitted out office and ready for immediate occupation 3/4 Person Office	16.17 sq m 174 sq ft	**LET**
5 (First Floor)	Fitted out office and ready for immediate occupation 1/2 Person Office	6.69 sq m 72 sq ft	**LET**
6 (First Floor)	Fitted out office and ready for immediate occupation 3/4 Person Office	13.47 sq m 145 sq ft	**LET**
Jubilee Room (First Floor)	Good size room, which includes a small kitchen facility. Large Office—suitable for 10 persons IMMEDIATELY AVAILABLE	61.32 sq m 660 sq ft	£7,000
7 (First Floor)	Fitted out office and ready for immediate occupation 5/6 Person Office	27.69 sq m 298 sq ft	**LET**

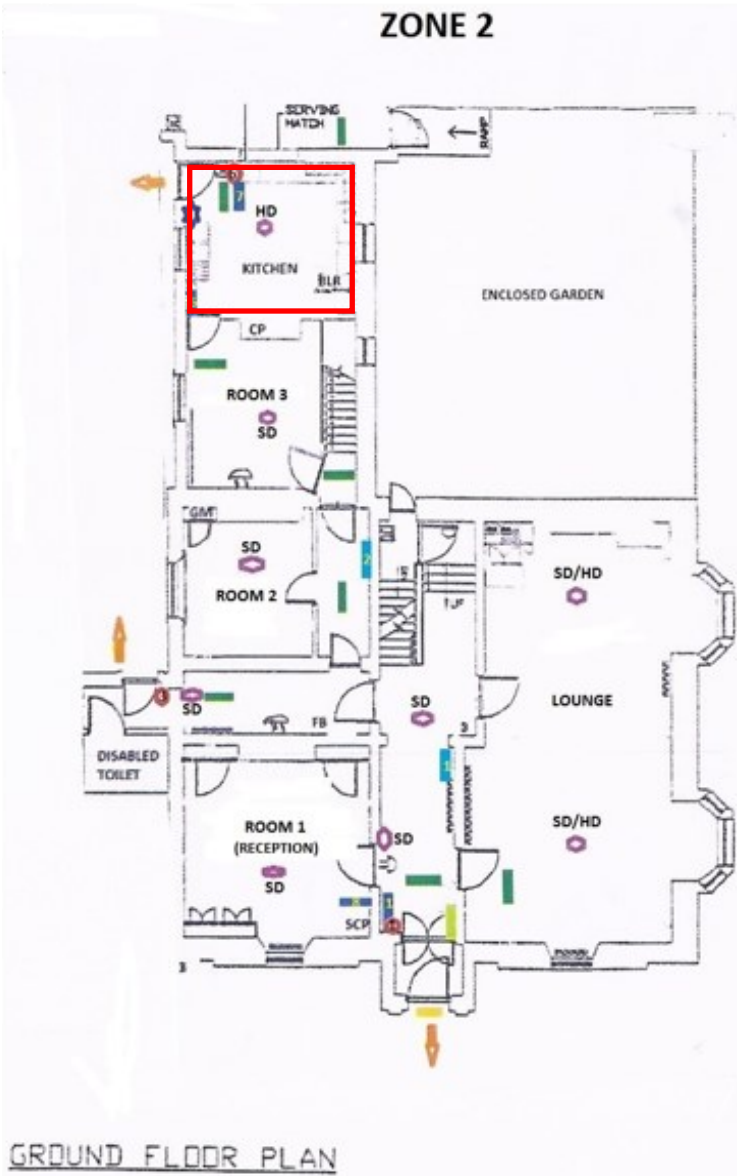
****ALL INCLUSIVE RENTALS****

INCLUSIVE OF RENT, BUILDING INSURANCE, UTILITIES

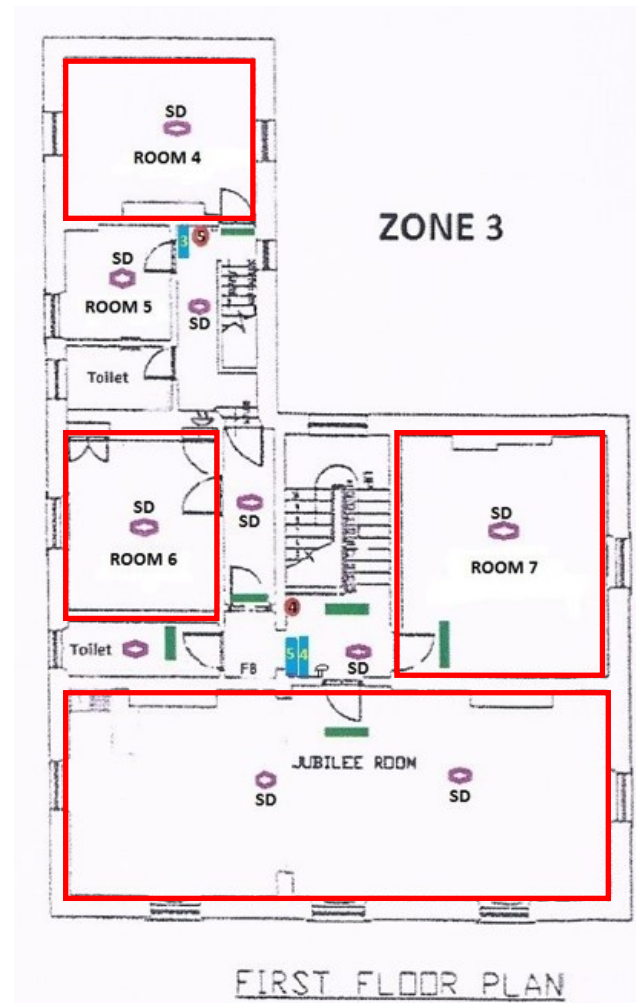
**** NO VAT IS PAYABLE ON THE ABOVE RENTAL RATES ****

****£150 KEY DEPOSIT RETURNED ON EXPIRY****

ZONE 2



ZONE 3



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