

7477/BB On the instructions of



# CARLISLE

## ALSTONBY GRANGE

## WESTLINTON CA6 6AF

# TO LET

\*\*\*MODERN ACCOMMODATION\*\*\*

\*\*\*DDA ACCESSIBILITY\*\*\*



### LOCATION

Situated in a rural area, just outside Westlinton, the location offers a pleasant working environment with great views. The property has easy access to the M6/M74 motorway, and is well connected to Carlisle, Longtown and the Scottish Borders via the A7 trunk road.

OEE Container Technology owner occupy and use the majority of the office space within the building which has been fitted out to a high standard throughout.

### DESCRIPTION

A semi detached brick building with slate covered roof, incorporating good levels of natural light via the side elevations and velux roof lights. This former barn has been converted into modern accommodation of a rectangular shape.

The building benefits from DDA accessibility via a ramped access, shared ladies, gents and disabled WC's, and access to a kitchen facility. A large amount of dedicated car parking is provided.

Suitable for a variety of uses including; offices, salon, studio, professional treatments, online retailing and storage.

### AREA

Useable Floor Area 76.34 sq m (822 sq ft)

### SERVICES

We understand mains electricity, water and drainage are connected. Heating is by way of wall mounted gas radiators.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset rating of C-64.

### TERMS

Available **TO LET** by way of a new lease for a term of years to be agreed

### RENT

**£1,250 per month** inclusive of utilities, service charge, and buildings insurance.

### BUSINESS RATES

The ingoing occupier will be solely responsible for all business rates associated with the suite. However, we understand the rateable value will fall below £12,000, and therefore **100% Business Rates relief will be attainable.**

### COSTS

Each party will bear their own legal costs associated with the transaction. Subject to covenant strength, a rental deposit may be required on lease completion.

### VAT

We understand the property is elected for VAT and therefore VAT will be payable on the rent.

### VIEWINGS

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

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**Details prepared**  
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