

TO LET

**Carigiet
Cowen**

OFFICE 42, SUITE 4, RIVERSIDE HOUSE
WARWICK ROAD, CARLISLE, CA1 2BS



MODERN OFFICE ACCOMMODATION

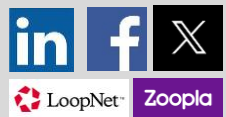
* CONVENIENT LOCATION *

* 100% BUSINESS RATES RELIEF FOR QUALIFYING OCCUPIERS *



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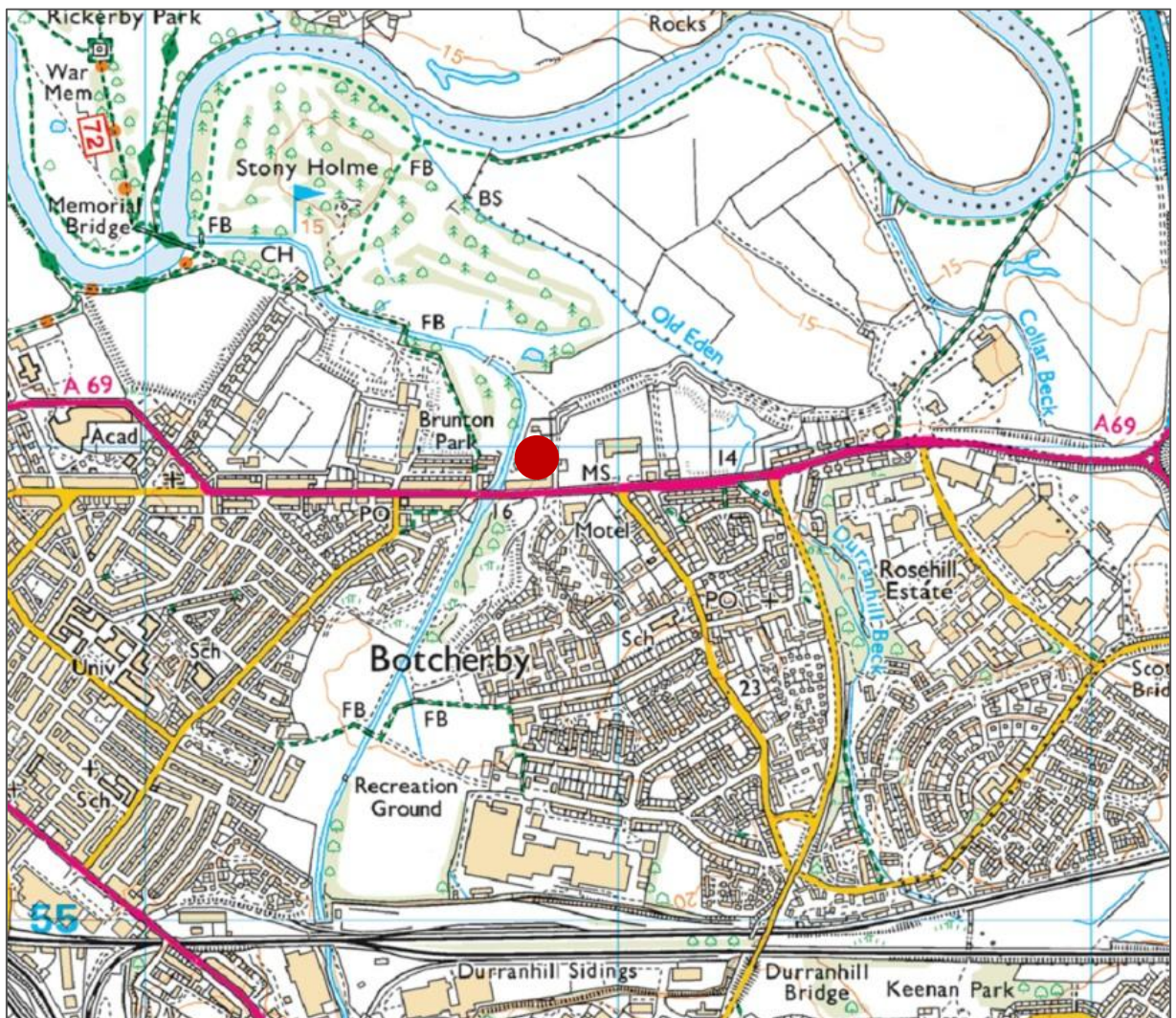
www.carigietcowen.co.uk



LOCATION

Carlisle is the chief administrative centre for Cumbria and south west Scotland, with a resident population of circa 90,000 but a much wider catchment. The city pulls from the surrounding Cumbrian towns of Workington, Whitehaven and Penrith, as well as the Scottish borders towns and Dumfries. The nearest city hubs include Newcastle, 60 miles east, Glasgow, 100 miles north and Manchester, 120 miles south; therefore, Carlisle is well situated in the north west of England and lies immediately on the border with Scotland.

The subject property is located at Riverside, just off Warwick Road, the main arterial road linking Carlisle city centre to junction 43 of the M6. Other occupiers on the development include Carigiet Cowen, Riverside Recruitment, Butler Accountancy and Barnados.



DESCRIPTION

Suite 4 currently comprises two first-floor offices. Office 42 is available for occupation from the 1st November 2025. The building benefits from a modern communal kitchen/staff breakout area, balcony, passenger lift and WCs including disabled, as well as good onsite parking with a parking space included.

ACCOMMODATION

Floor	Sq m	Sq ft
Useable Floor Area	28.71	309

SERVICES

We understand mains water, gas, electricity and drainage are connected. Central heating within the suite is provided by panel radiators.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Office and premises with a 2023 List Rateable Value of £3,000. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

*** 100% BUSINESS RATES RELIEF ATTAINABLE *
FOR QUALIFYING OCCUPIERS**

ENERGY PERFORMANCE CERTIFICATE

We understand the unit does not currently hold an EPC; one is being commissioned and will be made available shortly.

SERVICE CHARGE

A service charge is levied to cover the cost of maintenance and repair of the common parts. Additionally, it covers utilities for electricity, gas for heating and cleaning. The figure is approximately £1,800 per annum exclusive, billed quarterly. The Tenant is responsible for their own telecommunication/IT software and water rates.



LEASE TERMS AND RENT

The property is available TO LET on a new lease for a term of years to be agreed at a rent of **£350 per calendar month exclusive**.

COSTS

Both parties will bear their own legal and professional costs in respect of any transaction. Subject to covenant strength, a rental deposit may be required as part of any new letting.

VAT

VAT is payable on the rent.

VIEWINGS

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

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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 Carigiet Cowen Ltd has any authority to make or give any representation or warranty whatever in relation to this property.