

# TO LET

Carigiet  
Cowen

FIRST FLOOR FRONT SUITE

39 CASTLE STREET, CARLISLE, CA3 8SY



\*\*\* 100% BUSINESS RATES RELIEF \*\*\*

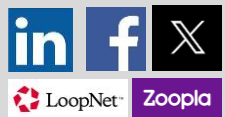
\*\*\* CITY CENTRE LOCATION \*\*\*

\*\*\* PERFECT STARTER UNIT \*\*\*



01228 544733

[www.carigietcowen.co.uk](http://www.carigietcowen.co.uk)



## LOCATION

Carlisle is the chief administrative and commercial Centre in Cumbria. The offices occupy a good central location fronting Castle Street overlooking the Cathedral and close to Carlyle's Court.

Carlisle has currently benefited from multiple government-funded projects which have just been completed recently this year including:

- Devonshire Street regeneration (August 2025),
- Market Square transformation aimed to improve 6,000-square-meter area in the city center (nearing completion as of September 2025)
- Lighting up Carlisle floodlighting scheme at the Cathedral (February 2025).
- Yet to be completed is Carlisle's citadels project for the University of Cumbria which will create an inspirational, inclusive and accessible landmark campus in the Centre of the city by 2028.

The location of the property is shown on the map below colored in red.



## DESCRIPTION

Good quality first floor office accommodation with shared access and toilet facilities.

- Electric night store heating
- Integrated fire alarm and smoke detection
- Excellent natural lighting
- Fully carpeted throughout
- Shared Ladies and Gents toilet facilities

## ACCOMMODATION

Floor	Sq m	Sq ft
First floor	27.19	291

## SERVICES

We understand mains water, electricity, and drainage are connected to the property.

## RATEABLE VALUE

The Valuation Office Agency website describes the property as first floor office with a 2023 List Rateable Value of £1,625. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

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

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of C-74



## LEASE TERMS AND RENT

Available TO LET on a new lease for a term of years to be agreed at a rent of **£2,950 per annum 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

The property is registered for VAT and VAT will be charged on the 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)

Amelia Harrison

Tel: 01228 635007

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



Prepared: October 2025

7935/BB

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.