

RP/7486

TO LET **SKIDDAW HOUSE** CARLISLE AIRPORT BUSINESS PARK, IRTHINGTON CARLISLE CA6 4NW



MODERN OFFICE SUITES FROM **1,542 - 4,230 SQ FT (143 - 393 SQ M)**
SHARED RECEPTION & WC FACILITIES AT GROUND FLOOR
AVAILABLE AS A WHOLE OR INDIVIDUAL FLOORS
ACCESS TO SUPER FAST BROADBAND CONNECTION
FREE ON-SITE PARKING

FLEXIBLE LEASE TERMS **RENT FROM ONLY £7.50 psf**

LOCATION

Skiddaw House is located just off the A689 Carlisle to Newcastle road adjacent to Carlisle Lake District Airport some 5 miles to the east of Carlisle city centre and a similar distance from J44 of the M6 motorway.

Nearby occupiers include John Deere Forestry, Komatsu Forestry, SP Training and Story Decorating. For identification purposes only, the location is shown circled red on the attached plan extract.

DESCRIPTION

Skiddaw House comprises a modern detached 2 storey building of steel portal frame construction under a pitched profile sheet roof with cavity brickwork walls and double glazed upvc window units

The building provides a combination of high quality private and open plan office suites over ground and first floor together with shared reception area and WC's on the ground floor. There is also a café/ catering facility adjacent to the property which provides a range of hot and cold food and drinks.

Externally, there is tarmac surfaced car parking area to the front of Skiddaw House with further overspill parking to the rear.

ACCOMMODATION

Ground Floor comprising:- Reception, Meeting Room, 4no. Offices, Storage room 1,542 sq ft (143.25 sq m)

First Floor area comprising:- 6no. Offices, Storage room 2,688 sq ft (249.72 sq m)
4,230 sq ft (392.97 sq m)

*An adjacent Workshop / Warehouse - **Unit 3**, extending to 2,964 sq ft (275.3 sq m) could also be made available if required.*

OCCUPATIONAL TERMS

Skiddaw House is available To Let as a whole or on a floor by floor basis by way of effectively full repairing and insuring lease(s) subject to a service charge. A minimum lease term of 3 years or multiples thereof will be required.

Rents from **£7.50 per sq ft** per annum exclusive for office space within **Skiddaw House**. Terms on application for **Unit 3**.

RATING ASSESSMENTS

The office suites forming **Skiddaw House** will need to be separately assessed for rating purposes as the current rating assessment includes the ground floor Café / Catering facility which is operated by the Landlord / a third party.

SERVICES

Mains electricity, water and drainage are connected to the property. Heating is provided by way of wall mounted panel radiators served by an oil fired central heating system.

In addition to the usual utility supplies the Landlord can provide access to Superfast Broadband via an existing fibre optic link.

ENERGY PERFORMANCE CERTIFICATE

Skiddaw House forms part of a larger building which has an existing Energy Performance Asset Rating of C-62. A separate EPC will be commissioned prior to completion of any letting.

VAT

All figures quoted are exclusive of VAT and VAT will be charged in addition where applicable.

COSTS

Each party will be responsible for their own costs in documenting the transaction

VIEWINGS For further information or to view please contact:-

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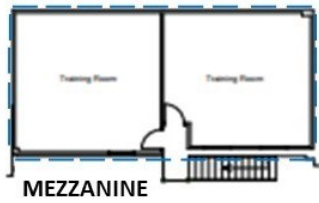
Details Prepared: February 2024

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

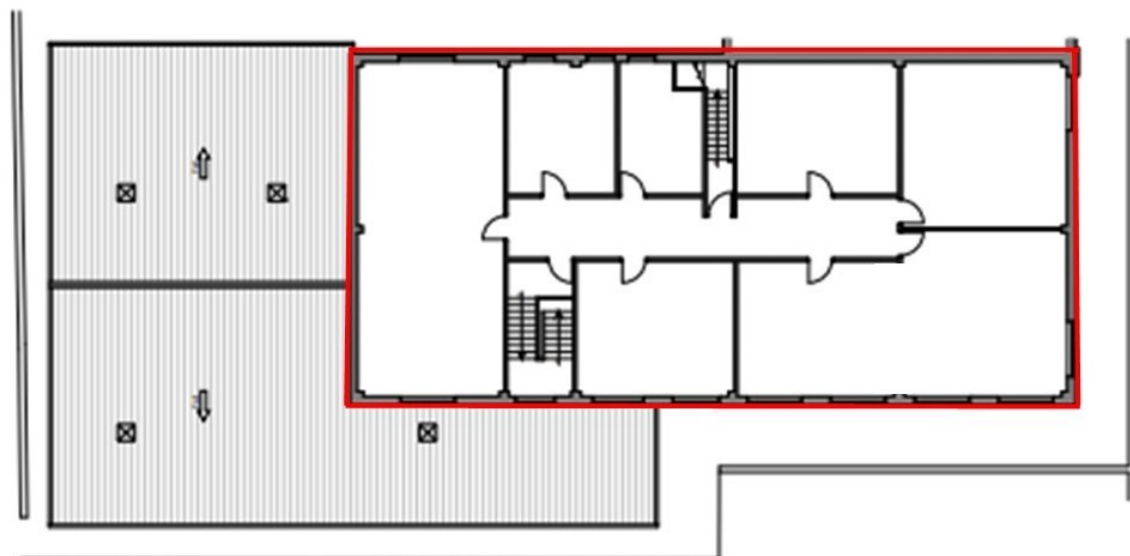
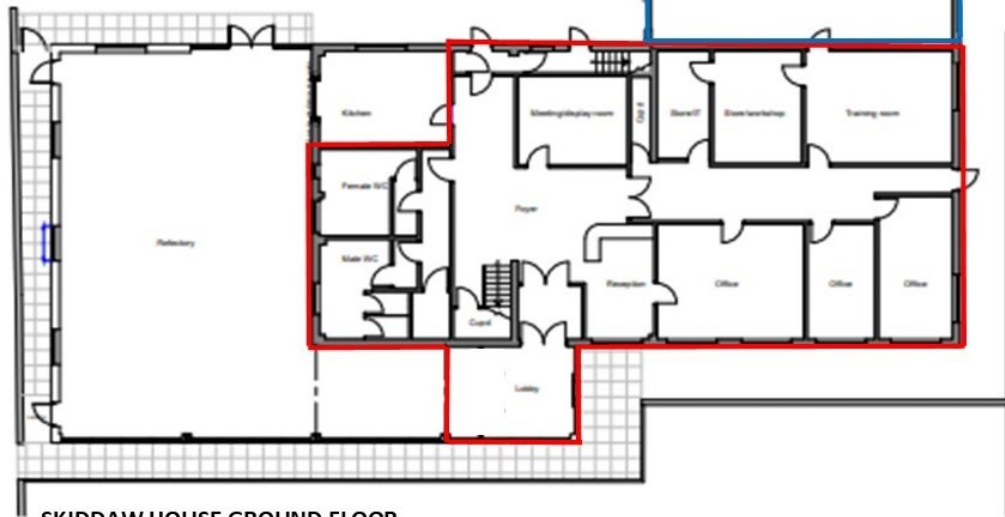
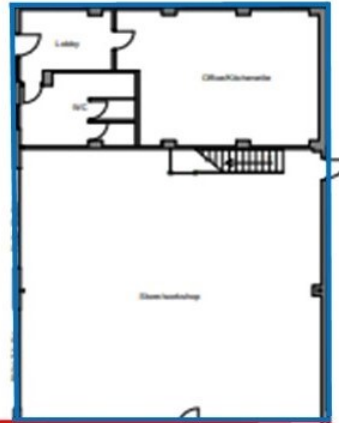
1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;

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.



UNIT 3



FOR IDENTIFICATION PURPOSES ONLY

