

MB/3273

CARLISLE

SUITE 4, CARLYLE'S COURT
ST MARY'S GATE

COMPACT SUITE OF OFFICES IN
CITY CENTRE LOCATION

READY FOR IMMEDIATE OCCUPATION

TO LET



LOCATION

Carlisle is the chief administrative and commercial centre in Cumbria. Carlyle's Court is an attractive courtyard development in the historic part of the City adjacent to Hoopers Department Store and close to the Cathedral, Tullie House Museum and Cumbria University campus.

For identification purposes only the location of Carlyle's Court is shown edged red on the attached extract from the Goad Trade Plan.

DESCRIPTION

Good quality office accommodation with communal entrance from St Mary's Gate.

- ⇒ Lift for disabled access to first floor
- ⇒ Electric night store heating
- ⇒ Integrated fire alarm and smoke detection
- ⇒ Excellent natural lighting
- ⇒ Fully carpeted throughout
- ⇒ Recently redecorated ready for immediate occupation
- ⇒ WC

AREA **78.78 sq m** **(841 sq ft)**

RATING

According to the Valuation Office Agency website the office has a 2010 List Rateable Value of £6,300.

The national non-domestic rate in the £ for the current (2010/2011) rate year is 41.4p.

SERVICES

Mains electricity, water and a connection to the public sewer are laid on.

LEASE TERMS

The accommodation is available on a new effectively full repairing and insuring lease for a term to be agreed.

RENT

Negotiable

SERVICE CHARGE

A service charge will be levied in respect of cleaning, maintenance and insurance.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

The property is registered for VAT and VAT will be charged on rent and other outgoings.

VIEWINGS

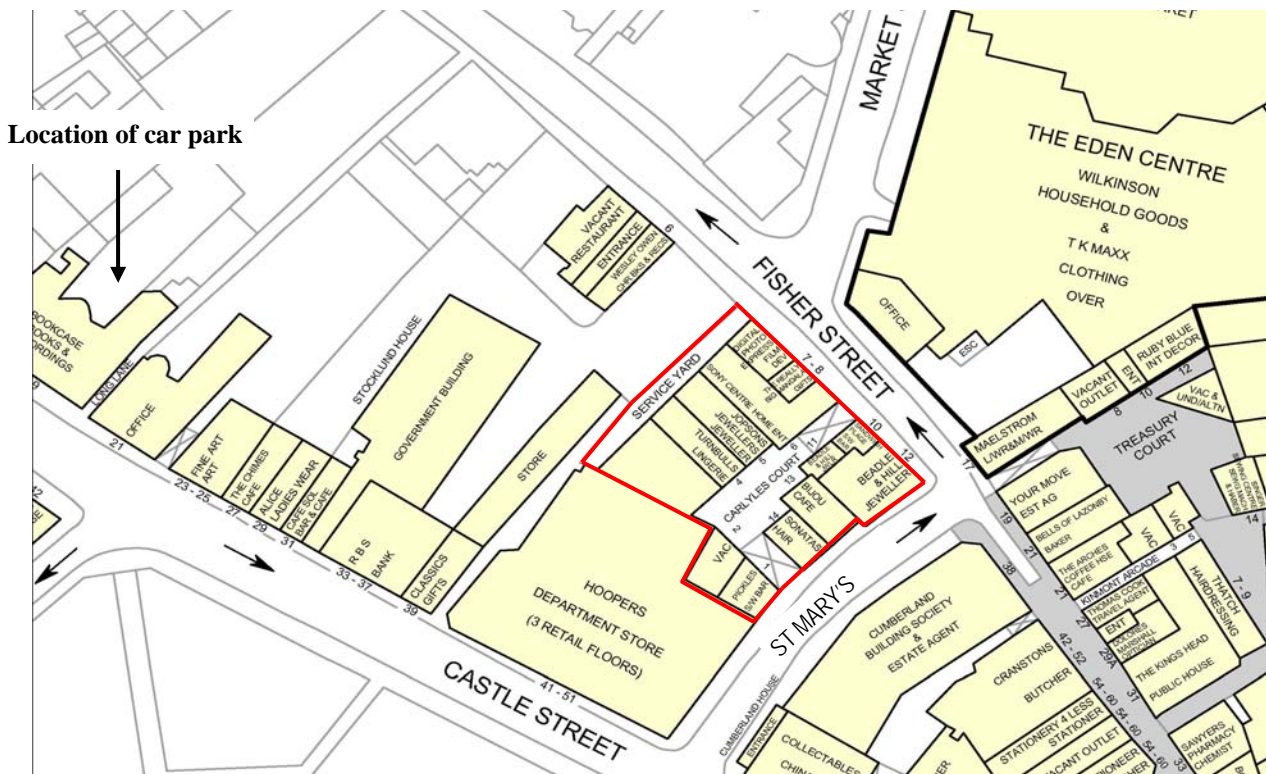
Viewing is strictly by appointment through Carigiet Cowen. Contact Margaret Bushnell.

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Details prepared

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