

TO LET

SUITE 17, GROUND FLOOR

TANNERY HOUSE, TANNERY ROAD, HARRABY GREEN BUSINESS PARK, CA1 2SS

Carigiet Cowen



- * MODERN OFFICE ACCOMMODATION *
- * 100% BUSINESS RATES RELIEF *
- * CONVENIENT LOCATION *
- * ON SITE PARKING*



01228 544733

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 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. Carlisle is well situated in the north west of England and lying immediately on the border with Scotland.

The subject property is located within Harraby Green Business Park, off London Road, one of the main arterial roads linking Carlisle city centre to junction 42 of the M6. Other occupiers on the business park include Gemini, CH Group, HG Associates, Barry Mark Personal Training Gym and Fleetwise Solutions.

DESCRIPTION

Suite 17 is located on the ground floor of Tannery House, below CH Group, and could be available for immediate occupation. The unit benefits from a reception area, storage/archiving room, large meeting room, office, modern kitchen, and WC. Communal car park to the front of the unit is provided.



ACCOMMODATION

Floor	Sq m	Sq ft
Usable Floor Area	64.09	690

SERVICES

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

RATEABLE VALUE

The Valuation Office Agency website describes the property as Offices and premises with a 2023 List Rateable Value of £4,350. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

• 100% BUSINESS RATES RELIEF *

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset rating of A-20.





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LEASE TERMS AND RENT

The property is available TO LET subject to possession, on a new lease for a term of years to be agreed, at a quoting rent of **£7,000 per annum exclusive**.

SERVICE CHARGE

A service charge of 7% of the rental amount agreed is levied to cover the cost of maintenance and repair of the common parts. This amounts to approximately £50 a month.

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:

Ben Blain

Tel: 01228 635002

Email: bblain@carigietcowen.co.uk

Amelia Harrison

Tel: 01228 635007

Email: aharrison@carigietcowen.co.uk

Amended: July 2025

7780/BB

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