

5234/CS

CARLISLE

SUITE 4, SECOND FLOOR
ENGLISHGATE PLAZA

TO LET

HIGH QUALITY OFFICE SUITES

776 sq ft - 4,100 sq ft



LOCATION

Situated north of the new Cumbria County Council headquarters building and a few hundred metres from Carlisle Railway station within the modern English Gate Plaza office and commercial development. Other office occupiers within the development include Hays, Groundwork NE & Cumbria, Riverside Housing Association, System Group and System People.

For identification purposes only, the available offices are shown individually coloured and the location of the property is shown coloured blue on the attached plans.

DESCRIPTION

High quality modern open plan office accommodation.

- Full DDA accessibility
- IT trunking
- Comfort cooling and air conditioning
- Intercom access
- Galley kitchen
- Shared waiting area
- Good toilet facilities
- Dedicated car parking

AREAS

Available as a whole providing 4,100 sq ft (381 sq m) or in individual parts as follows: -

Suite 4a	800 sq ft	(74.32 sq m)
Suite 4b	900 sq ft	(83.61 sq m)
Suite 4c	2,400 sq ft	(222.97 sq m)

Subject to terms, dedicated car parking is available onsite.

SERVICES

All mains services are laid on to the property. Heating to the individual office areas is by way of a heating and cooling climate controlled system and wall mounted panel radiators.

RATING

To be assessed. Interested parties should contact the agents for further information.

ENERGY PERFORMANCE CERTIFICATES

The property has an Energy Performance Asset Rating of D-83

LEASE

The property is available by way of an effectively full repairing and insuring lease for a term of years to be agreed.

SERVICE CHARGE

All building costs (including heating, lighting, water and drainage, but excluding internet and business rates) are covered by the on-site service charge at a rate of £5.33 per sq ft.

RENT

Suite 4a	£4,800 per annum
Suite 4b	£5,400 per annum
Suite 4c	£14,400 per annum

VAT

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

COSTS

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

VIEWINGS

Strictly by appointment with the joint agents.
For more information contact:-

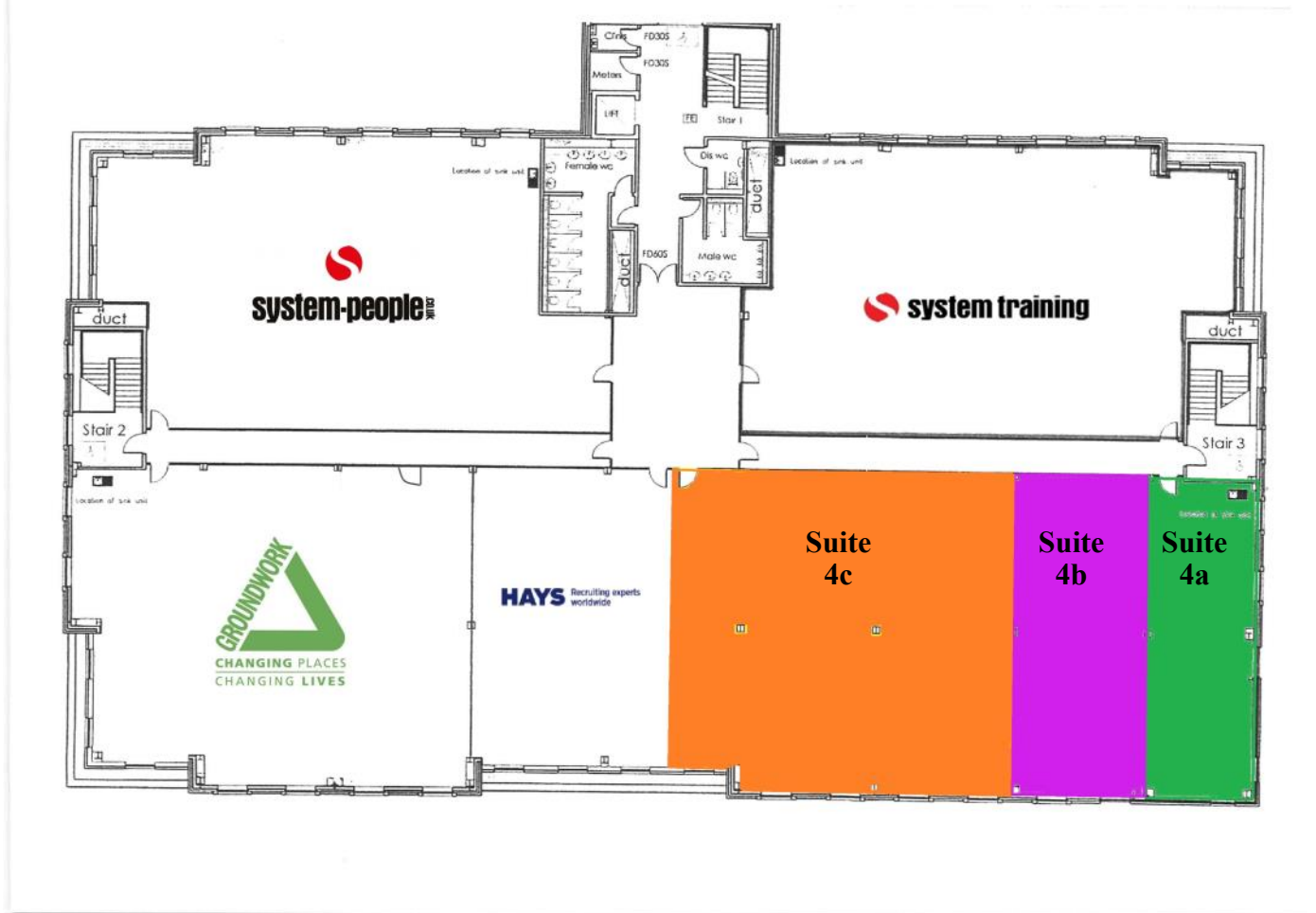
Ben Blain E: bblain@carigietcowen.co.uk

Stephen Sewell E: Stephen@waltongoodland.com

Details amended: January 2019

Regulated by RICS





FOR IDENTIFICATION PURPOSES ONLY



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;
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