

5619/BB

CARLISLE

BOURNE HOUSE
MILBOURNE STREET

TO LET

MODERN SERVICED OFFICES



LOCATION

The property is situated within Carlisle, the main commercial centre for Cumbria and south west Scotland with a resident population in excess of 70,000 and a much wider catchment area.

The building lies in a good location on the edge of Carlisle city centre with close access to the A595 trunk road linking the city with West Cumbria and the recently developed city bypass providing access to the M6 and M74 motorways.

DESCRIPTION

The three storey office building provides a mixture of private and open plan serviced offices. Internally the specification within the offices briefly comprises:-

- Carpeted floors throughout
- Dado trunking
- Acoustic tile suspended ceilings
- Climate control heating and cooling system
- Wall mounted panel radiators
- Superfast broadband

The common areas provide shared kitchen areas, shared wcs, passenger lift and a staffed Reception.

Externally, the building provides on site parking.

ACCOMMODATION

An up to date Availability Schedule is attached overleaf.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been ordered and will be made available shortly.

TERMS

The suites are available to let on new licences for a term to be agreed. The monthly charge covers the following:-

- Rent
- Business Rates
- Heating and lighting
- Reception facilities
- Cleaning
- Buildings insurance
- Use of kitchen areas and supplied refreshments
- Security and fire alarm system
- Use of tenant's lounge facilities

COSTS

Each party will bear their own legal costs incurred in any transaction.

VAT

Rental figures quoted are inclusive of VAT which will be charged at the appropriate rate.

VIEWINGS

Strictly by appointment through the agents Carigiet Cowen.

For further information contact:-

Ben Blain

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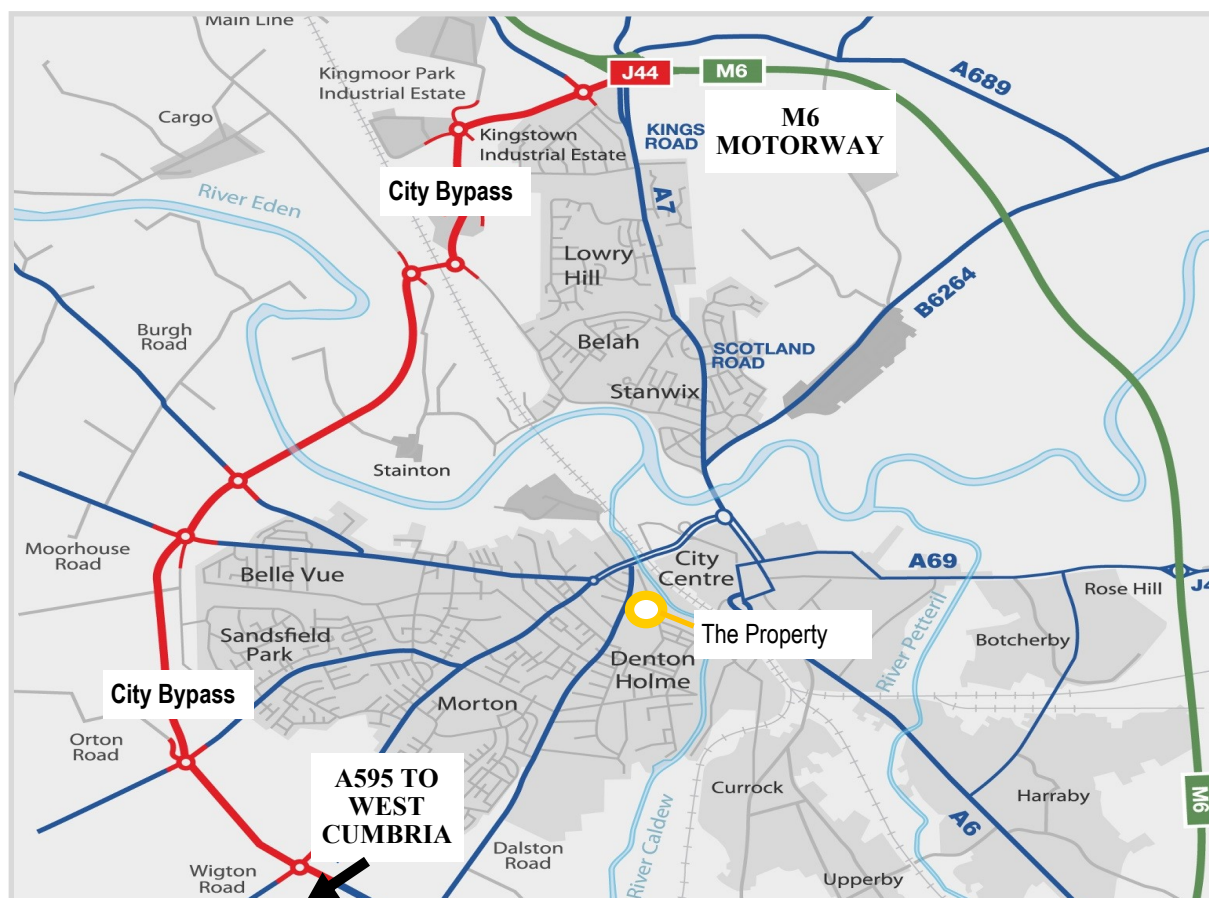
Details amended

January 2022

Regulated by RICS

AVAILABILITY SCHEDULE - JANUARY 2022

Floor	Area	Rent
First		
Single Suite	135 sq ft	£390 pcm
Double Suite	270 sq ft	£780 pcm
Second		
Single Suite	135 sq ft	£390 pcm
Double Suite	270 sq ft	£780 pcm



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