

7353/BB

CARLISLE

OFFICE SUITE 6&6A CARLYLE'S COURT

TO LET

*** FORMER TRAINING FACILITY ***

***DDA ACCESSIBILITY ***

LOCATION

Carlisle is the chief administrative and commercial centre in Cumbria. Carlyle's Court is an attractive courtyard development comprising retail and office uses in the historic part of the City close to the Cathedral, Tullie House Museum and Cumbria University Campus.

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

DESCRIPTION

Offices Suite 6 & 6A is a first and second floor office with pedestrian entrance from St Mary's Gate. The modern accommodation provides a mixture of open plan and private rooms suitable for offices and training purposes. Both floors benefit from passenger lift access.

ACCOMMODATION

First Floor	83.36 sq m	(897 sq ft)
Second Floor	69.90 sq m	(752 sq ft)

Total Area 153.26 sq m (1,649 sq ft)

SERVICES

We understand mains electricity, water and drainage are connected to the property. Heating is provided by way of electric heaters.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of C-59.

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RATEABLE VALUE

The Valuation Office Agency indicates the offices have the following 2023 assessments:

First Floor: £6,700
Second Floor: £5,500

The national non-domestic rate in the £ for the current 2023/24 year is 49.9p.

TERMS

The property is available **TO LET** on a new lease for a term of years to be agreed at a rent of **£8,750 per annum exclusive**.

SERVICE CHARGE

A service charge will be levied in respect of maintenance to the common parts and structure of the development.

COSTS

Each party will be responsible for their own legal and professional costs incurred.

VAT

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

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen. For further information please contact:-

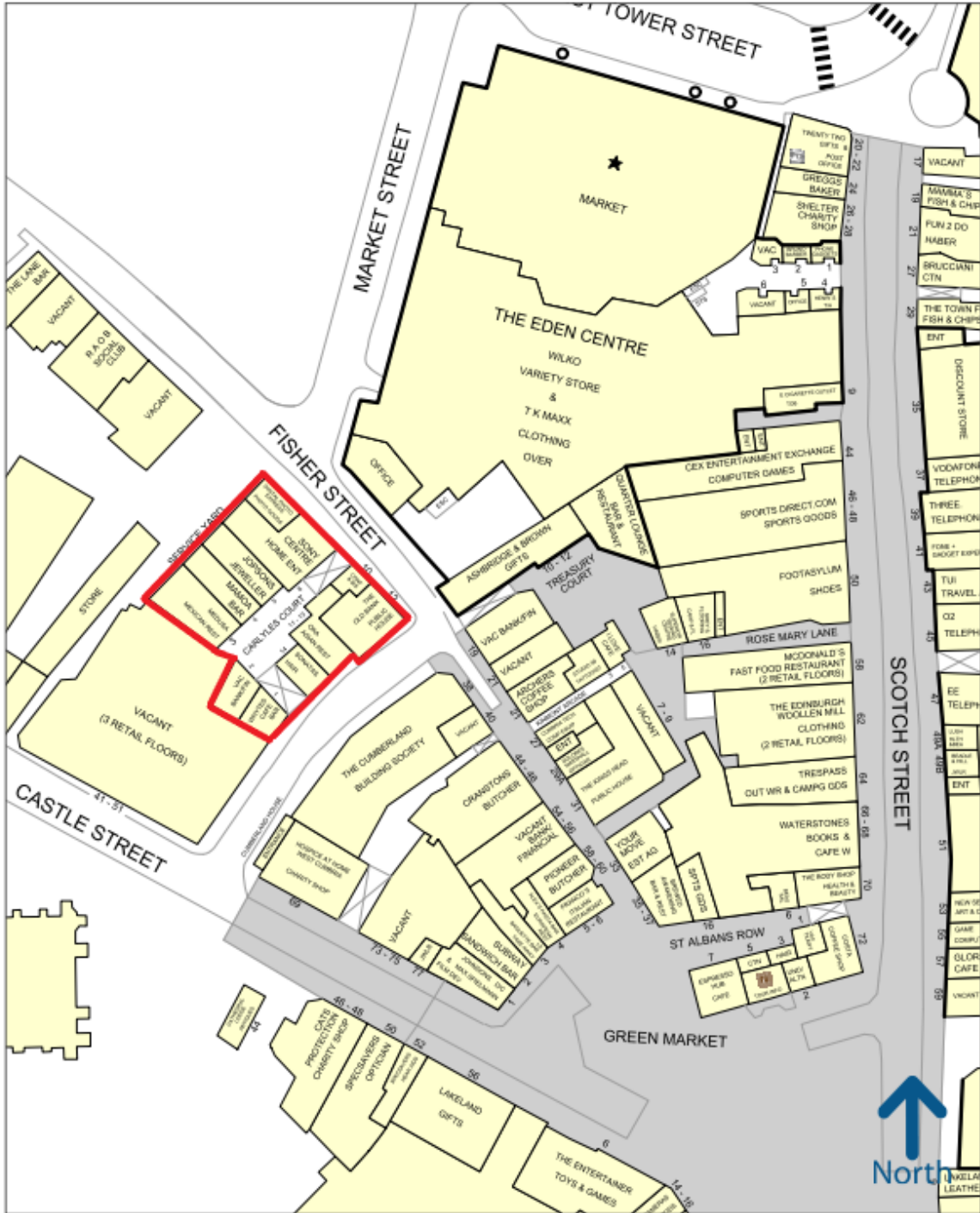
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Details Prepared: August 2023

Carigiet Cowen



Carlisle



Experian Goald Plan Created: 18/08/2023
Created By: Carigiet Cowen



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