

3058/CS

CARLISLE

3 WAVELL DRIVE
ROSEHILL BUSINESS PARK

GROUND FLOOR OFFICE SUITE

TO LET



LOCATION

This ground floor office suite is located at Rosehill Business Park, situated approximately 1.5 miles east of Carlisle City centre, and within ¼ mile of Junction 43 of the M6/A69 interchange, adjacent to the Borderway Auction Mart. Other occupiers on the park include Carlisle & District Primary Care Trust, Bank of Scotland, Saints Accountants, DEFRA, Cartmell Shepherd Solicitors, Natwest Bank, and Cumberland Building Society.

For identification purposes only, the property is shown shaded red on the attached plan extract.

ACCOMMODATION

The premises comprise a self contained suite of good specification modern ground floor offices with full central heating. There are 8 car spaces.

The office suite is currently laid out with a reception area at the front, a large open plan office area, a series of smaller partitioned offices, a kitchen facility, a shower room, and two WC facilities. There is also a small storage room and plant room located to the rear of the premises.

We have calculated the net internal area to be approximately 204 sq m (2,200 sq ft)

LEASE TERMS

The premises are available by way of a new effectively full repairing and insuring sub-lease for a term expiring in January 2011.

RENT

£27,000 per annum exclusive of VAT.

SERVICES

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

RATING

From the Valuation Office Agency web site, we note that this office suite has a Rateable Value of £25,750.

The national non domestic rate for the current (2010/2011) rate year is 41.4 p. Applicants are advised to make their own enquiries of the local rating authority, telephone 01228 817234.

VAT

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

COSTS

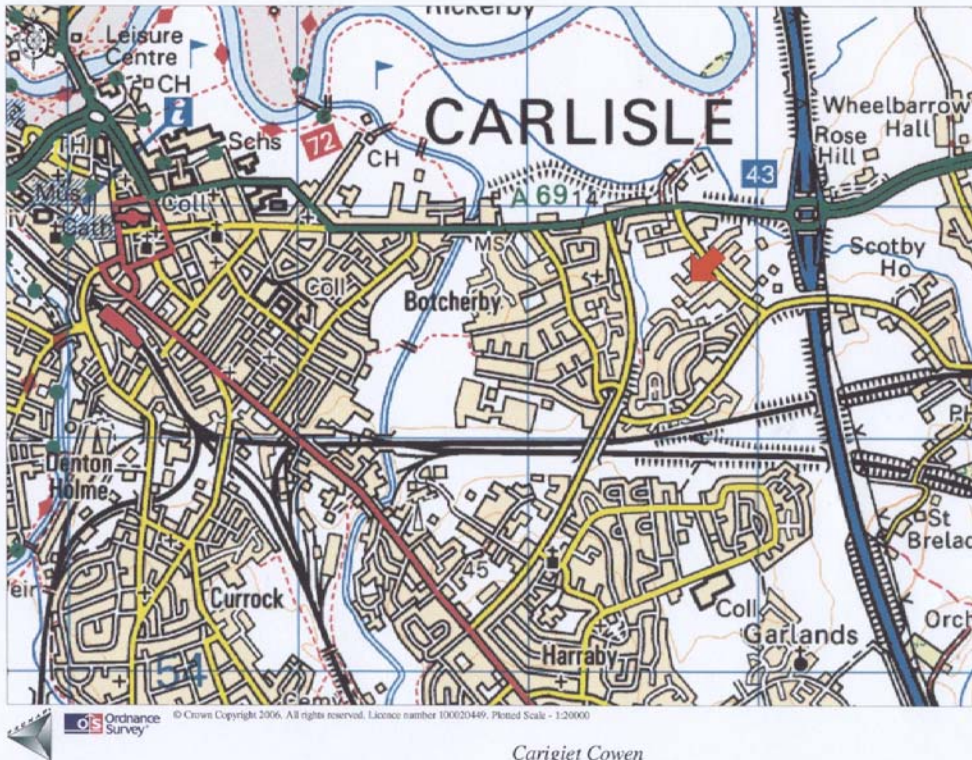
The incoming tenant will be responsible for all legal costs incurred in the transaction.

VIEWINGS

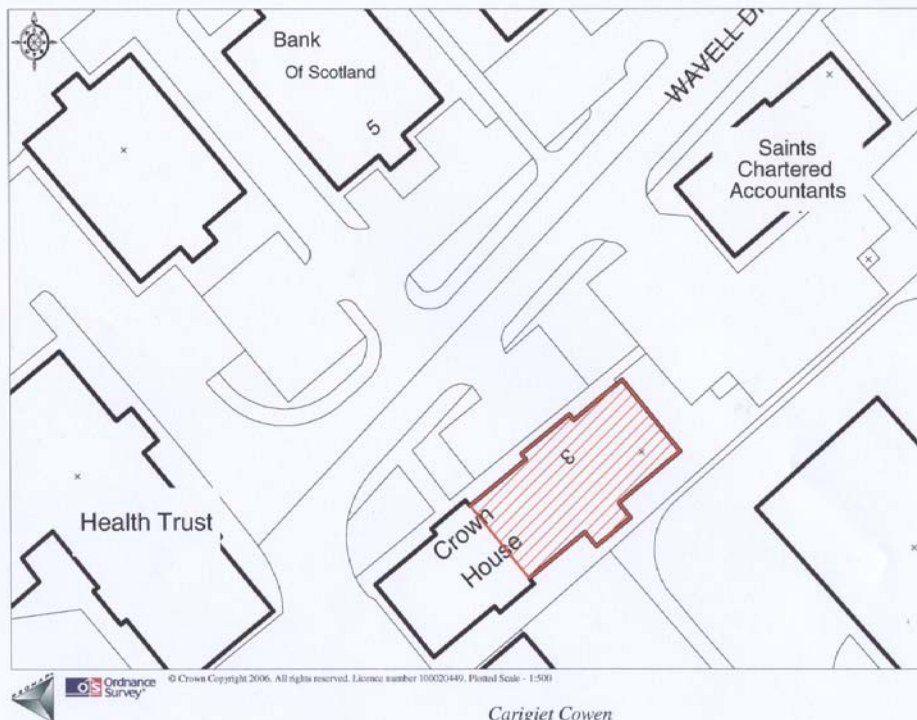
Strictly by appointment through Carigiet Cowen.

**Details amended
March 2010**





Carigiet Cowen
Chartered Surveyors



Carigiet Cowen
Chartered Surveyors

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;

3) no person in the employment of Messrs Carigiet Cowen has any authority to make or give any representation or warranty whatever in relation to this property.