

TO LET



Commercial/Office/2,854 sq ft (265 sq m)/£24,000 per annum

**Second Floor (Rear) Offices,
Broadacre House, Lowther Street,
Carlisle**
Cumbria, CA3 8DA

Walton Goodland
agency@walgoodland.com
01228 514199 (Carolyn Hardy/Will Riddell dealing)



OPEN PLAN OFFICE SPACE WITHIN PROMINENT BUILDING LOCATED IN CARLISLE CITY CENTRE

- RAMPED ACCESS WITH LIFT TO ALL FLOORS
- 2 CAR PARKING SPACES CAN BE MADE AVAILABLE VIA SEPERATE NEGOTIATION
- ALTERNATIVE USES MAY BE CONSIDERED SUBJECT TO APPROPRIATE PERMISSIONS

DESCRIPTION

Modern open plan office space with private meeting rooms, within Broadacre House in Carlisle city centre.

Wheelchair access to ground floor entrance doors with lift and stair access to second floor office space.

CAR PARKING

Two car parking spaces can be made available within the basement car park, subject to separate negotiation.

LOCATION

The property is located on Lowther Street occupying part of the second floor of Broadacre House. Ideally located within Carlisle City Centre with access to public transport nearby.

Other occupiers include Job Centre Plus, Stage Coach, Citizens Advice, Cumbria Chamber of Commerce and Cumberland Council Day Services.

SERVICES

Mains electricity, water, and drainage are connected to the office suite.

Mains electricity, water, drainage and gas are connected to the building as a whole.

Tenants are responsible for the payment of their own utilities and services (mains gas and water are charged via the service charge).

RATEABLE VALUE

Offices & Premises: £21,000 (2023 listing).

Interested parties should make their own enquiries of the

ACCOMMODATION

The property comprises the following approximate areas:

SECOND FLOOR

Offices – 2,854 sq ft (265 sq m)

Including kitchen area comprising stainless steel single drainage sink unit with wall and base units.

Toilets

There are shared toilets to the second floor which are locked/coded, comprising, ladies, gents and disabled toilet areas.

RENT

£24,000 per annum, exclusive of business rates, VAT and all other outgoings.

SERVICE CHARGE

A service charge is payable in addition to the rent. This unit pays 11.31% of the building charges on a quarterly basis.

Please note: Buildings Insurance, mains gas and water are included within the service charge for this property.

VAT

VAT is payable in addition to the rent.

LEASE

A new lease for a term of years to be agreed on effective full repairing and insuring terms (by way of a service charge).

Walton Goodland act as agents for the Vendors of this property. No person in their employment has any authority to make any representations of warranty whatsoever in relation to this property. All information and measurement in these details are given in good faith, are approximate and whilst every effort has been made to ensure accuracy this cannot be guaranteed. These details do not form part of any contract.

All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.

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ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of C57.

VIEWINGS

Please contact Walton Goodland.

No approach should be made to any of the other tenants within the building.

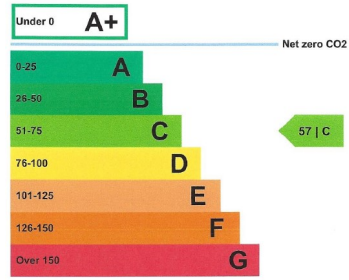
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Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

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