



WALTON
GOODLAND
Chartered Surveyors

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TO LET

2,854 Sq. ft. (265 Sq. m.)/ **£24,000 per annum**

Second Floor Office, Broadacre House, Lowther Street, Carlisle, Cumbria, CA3 8DA

Open plan office space within prominent building located in Carlisle City centre

- Ramped disabled access with lift to all floors.
- Located close to main public transport routes via Carlisle train and bus station.
- 2 car parking spaces can be made available via separate negotiation
- Alternative uses may be considered subject to appropriate permissions





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 and Cumbria Chamber of Commerce.

DESCRIPTION

The property comprises office accommodation situated on the second floor of Broadacre House. The suite provides well-presented and flexible workspace suitable for a range of occupiers including professional services, administration, consultancy and other office-based businesses. The accommodation benefits from good natural light and forms part of an established commercial building within the city centre.

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

ACCOMMODATION

The property comprises the following approximate areas:-

Offices - 2,854Sq. ft. (265 Sq. m.) - Including kitchen area comprising stainless steel single drainage sink unit with wall and base units.

There are shared toilets to the second floor, comprising, ladies, gents and disabled.

SERVICES

Mains electricity, water, gas, and drainage are connected to the offices.

Tenants are responsible for the payment of electricity and broadband with all other services included within the service charge.





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£ RENT

£24,000 per annum

All figures are exclusive of business rates, VAT and all other outgoings.

🔑 TENURE

A new lease for a term of years to be agreed on internal repairing and insuring terms plus service charge.



SERVICE CHARGE

Payable in addition to the rent equating to 11.31% of the building service costs.

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



EPC

The property has an EPC rating of C57.



BUSINESS RATES

Offices & Premises: £22,250

Interested parties should make their own enquiries of the Valuation Office Agency at www.voa.gov.uk.



VAT

VAT is payable in addition to the rent.



VIEWINGS & CONTACT

All enquiries to Walton Goodland