



WALTON
GOODLAND

Chartered Surveyors

T: 01228 514199

E: agency@waltongoodland.com

TO LET

1,953 Sq. ft. (181 Sq. m.)/ **£17,500 per annum**

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

Accessible ground floor office accommodation, undergoing refurbishment to provide modern open-plan workspace

- Ramped disabled access
- Carlisle train and bus station within a 5 minute walk.
- Car parking space can be made available via separate negotiation
- Alternative uses may be considered subject to appropriate permissions
- Private shower and accessible WC facilities included.



LOCATION

The property is located on the ground floor of Broadacre House, Lowther Street and is ideally located within Carlisle city centre with access to public transport nearby.

Other occupiers include Job Centre Plus, Stagecoach, Citizens Advice and Cumbria Chamber of Commerce.

DESCRIPTION

The property comprises a self-contained ground floor office suite within Broadacre House. The accommodation is currently undergoing refurbishment to provide modern, open-plan office space and benefits from ramped access into a communal reception area. The suite includes kitchen facilities together with an accessible WC/shower room. Alternative uses may be considered subject to obtaining the appropriate statutory consents.

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

ACCOMMODATION

The property comprises the following approximate areas:-

Offices - 1,953 Sq. ft. (181 Sq. m.) - Including kitchen/staff room area including wall and base units with a sink.

There are shared toilets on the basement/ parking level and 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

£17,500 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 a just proportion of the buildings 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

The rateable value is to be confirmed following a revaluation upon completion of works.

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