

7581/BB

CARLISLE

SUITE 4, OFFICE 42
RIVERSIDE HOUSE
WARWICK ROAD, CA1 2BS

TO LET

****CONVENIENT LOCATION****

****100% BUSINESS RATES RELIEF****

****MODERN OFFICE ACCOMMODATION****

LOCATION

Carlisle is the chief administrative centre for Cumbria and south west Scotland, with a resident population of circa 80,000 but much wider catchment. The city pulls from the surrounding Cumbrian towns of Workington, Whitehaven and Penrith, as well as the Scottish borders towns and Dumfries. The nearest city hubs include Newcastle, 60 miles east, Glasgow, 100 miles north and Manchester 120 miles south, therefore Carlisle is well situated in the north west of England and lying immediately on the border with Scotland.

The subject property is located at Riverside just off Warwick Road, the main arterial road linking Carlisle city centre to junction 43 of the M6. Other occupiers on the development include Carigiet Cowen, Riverside Recruitment, Butler Accountancy and Barnados.

DESCRIPTION

Suite 4 currently comprises two first floor offices. Office 42 is located to the right and is available for immediate occupation. The building benefits from a modern communal kitchen/staff breakout area, balcony, passenger lift and WCs including disabled, as well as good onsite parking with 4no. spaces included.

ACCOMMODATION

Available Floor Area 48.22 sq m (519 sq ft)

SERVICES

We understand mains water, gas, electricity and drainage are connected. Central heating within the suite is provided by panel radiators.



RATING VALUE

The Valuation Office Agency website describes the property as Offices and premises with a 2023 List Rateable Value of £6,400. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

****100% BUSINESS RATES RELIEF****

TERMS

The property is available **TO LET** on a new lease for a minimum of two years, at a rent of **£6,600 per annum exclusive**.

SERVICE CHARGE

A service charge is levied to cover the cost of maintenance and repair of the common parts. Additionally it covers utilities for electricity, gas for heating, water and cleaning. The figure is approximately £3,500 per annum.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset rating of C-73.

VAT

We are advised that the property is VAT elected, and therefore VAT is payable on the rent.

VIEWINGS

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

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