

7768/BB

CARLISLE

OFFICE SUITE 7
CARLYLE'S COURT, CA3 8RY

TO LET

**** 100% BUSINESS RATES RELIEF FOR **
ELIGIBLE OCCUPIERS**

**** DDA ACCESSIBILITY ****

**** COULD BE LET ALONGSIDE SUITE 6/6A **
IN CARLYLE'S COURT**



LOCATION

Carlisle is the chief administrative and commercial centre in Cumbria. Carlyle's Court is an attractive courtyard development comprising retail and office uses in the historic part of the City close to the Cathedral, Tullie House Museum and Cumbria University Campus.

For identification purposes only the location of Carlyle's Court is outlined in red on the attached extract from the Goad Trade Plan.

DESCRIPTION

Offices Suite 7 is a second floor office with pedestrian entrance from St Mary's Gate. The modern accommodation provides open plan office accommodation suitable for offices and training purposes. Includes a staff kitchen and WC, the suite benefits from passenger lift access.

ACCOMMODATION

Useable Floor Area 45.43 sq m 489 sq ft
WC

SERVICES

We understand mains electricity, water and drainage are connected to the property. Heating is provided by way of electric heaters.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of C-68.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Offices and premises with a 2023 List Rateable Value of £3,650. The national non-domestic rate for the current 2024/2025 rate year is 49.9p in the £.

TERMS

The property is available **TO LET** on a new lease for a term of years to be agreed at a rent of **£4,200 per annum exclusive**.

SERVICE CHARGE

A service charge will be levied in respect of cleaning, maintenance to the common parts and structure of the development.

COSTS

Each party will be responsible for their own legal and professional costs incurred.

VAT

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

VIEWINGS

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

Ben Blain
Tel: 01228 635002
Email: bblain@carigietcowen.co.uk

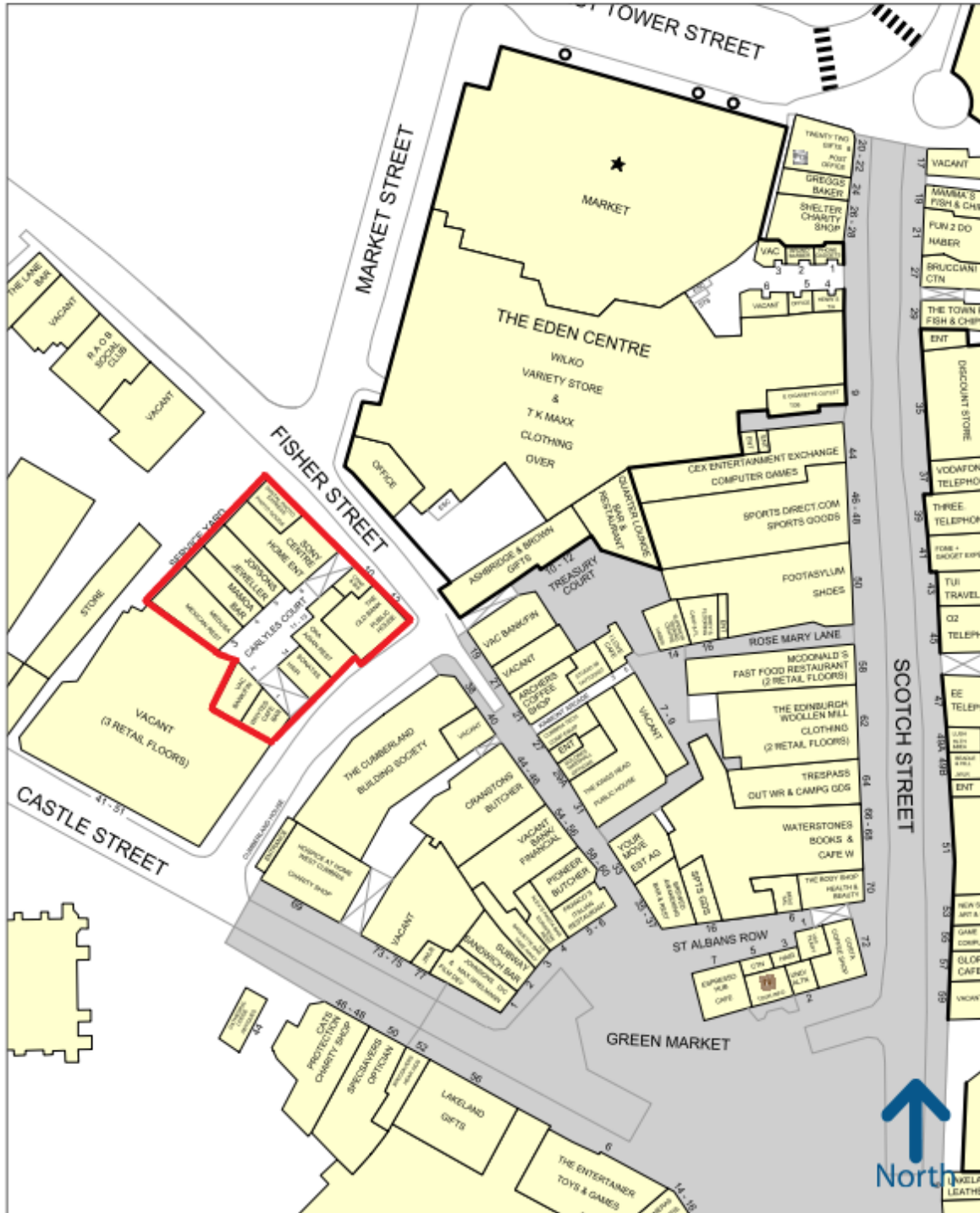
Amelia Harrison
Tel: 01228 635007
Email: aharrison@carigietcowen.co.uk

Details Prepared: February 2025

Carigiet Cowen



Carlisle



Experian Goad Plan Created: 18/08/2023
Created By: Carigiet Cowen



Copyright and confidentiality Experian, 2022. © Crown copyright and database rights 2022. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

Carigiet Cowen Ltd 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 of 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 Carigiet Cowen Ltd has any authority to make or give any representation or warranty whatever in relation to this property.