

7780/BB

CARLISLE

SUITE 17, GROUND FLOOR
TANNERY HOUSE, TANNERY ROAD
HARRABY GREEN BUSINESS PARK
CA1 2SS

TO LET

****CONVENIENT LOCATION****

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

****MODERN OFFICE ACCOMMODATION****

****ON SITE PARKING****

LOCATION

Carlisle is the chief administrative centre for Cumbria and south west Scotland, with a resident population of circa 90,000 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. Carlisle is well situated in the north west of England and lying immediately on the border with Scotland.

The subject property is located within Harraby Green Business Park, off London Road, one of the main arterial roads linking Carlisle city centre to junction 42 of the M6. Other occupiers on the business park include Gemini, CH Group, HG Associates, Barry Mark Personal Training Gym and Fleetwise Solutions.

DESCRIPTION

Suite 17 is located on the ground floor of Tannery House, below CH Group, and could be available for immediate occupation. The unit benefits from a reception area, storage/archiving room, large meeting room, office, modern kitchen, and WC. Communal car park to the front of the unit is provided.

ACCOMMODATION

Useable Floor Area 64.09 sq m (690 sq ft)

SERVICES

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



RATING VALUE

The Valuation Office Agency website describes the property as Offices and premises with a 2023 List Rateable Value of £4,350. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

**** 100% BUSINESS RATES RELIEF IS ATTAINABLE **
FOR QUALIFYING OCCUPIERS**

TERMS

The property is available **TO LET** subject to possession, on a new lease for a term of years to be agreed, at a rent of **£8,250 per annum exclusive**.

SERVICE CHARGE

A service charge of 7% of the rental amount agreed is levied to cover the cost of maintenance and repair of the common parts. This amounts to approximately £50 a month.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset rating of A-20.

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:-

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

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Email: bblain@carigietcowen.co.uk

Details prepared: March 2025

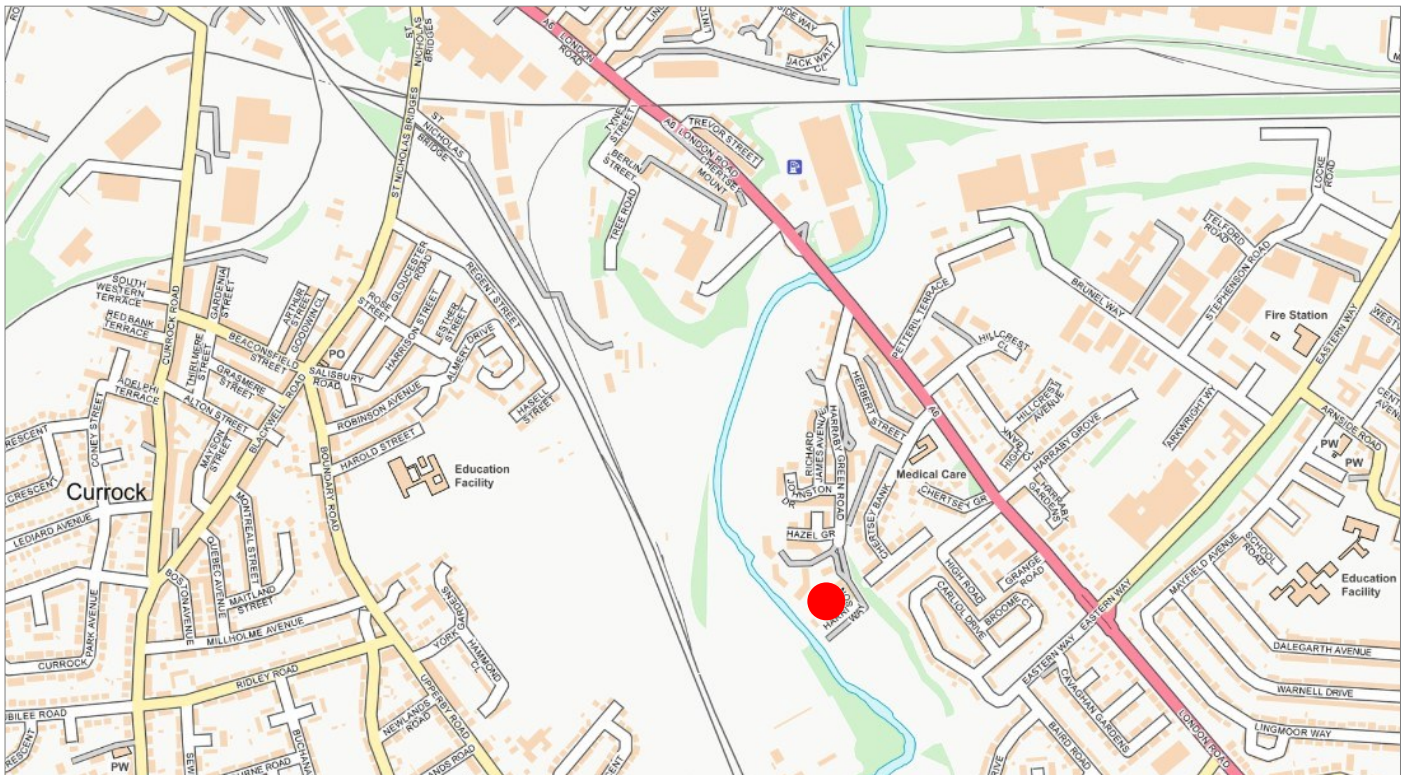


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