

OFFICE TO LET

GELT SUITE, COULTON HOUSE, HARRABY GREEN BUSINESS PARK, CARLISLE

782 SQ FT (73 SQ M)

£8,000 PER ANNUM

- ATTRACTIVE MIXED USE BUSINESS PARK LOCATION
- QUIET SETTING BUT WITH GOOD ACCESS TO CITY CENTRE (¾ MILE) AND JUNCTIONS 42 & 43 (M6) – 1 MILE
- FULLY ACCESSIBLE GROUND FLOOR SUITE
- GOOD ON-SITE CAR PARKING – 5 SPACES!

LOCATION

The property is located on the popular Harraby Green Business Park situated off London Road (A6) and within close proximity to the city centre and access to the M6 Motorway. Other occupiers include a mix of office, commercial and residential. The Estate is modern, conveniently located, well maintained and attractively presented.

DESCRIPTION

Ground floor office suite set to open plan layout with integral single office, kitchen and toilet facilities benefiting from Cat. 2 lighting, communication data points and intruder alarm being extremely well presented.

**RENT REDUCED TO £6,000 PA
FLEXIBLE TERMS CONSIDERED**



ACCOMMODATION

The unit comprises the following approximate areas and dimensions:-

Ground Floor

Office	-	755 sq ft (70 sq m)
Kitchen	-	27 sq ft (3 sq m)

with stainless steel single drainage sink unit
Disabled toilet – 1 WC and 1 WHB

Total Net Internal Area – 782 sq ft (73 sq m)

SERVICES

The property benefits from connection to all mains services and has underfloor heating.

RATEABLE VALUE

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

LEASE

The unit is available to let on flexible lease terms for a term of years to be agreed.

ESTATE SERVICE CHARGE

A service charge is payable equating to 5% of the passing annual rent for the upkeep, repair and maintenance of the external landscaped areas and roads forming part of the common parts of the Estate.

RENT

£8,000 per annum, exclusive of Business Rates, VAT and all other outgoings payable quarterly in advance.

VAT

All rents and outgoings are quoted exclusive of but may be liable to VAT. We recommend that prospective tenants establish the VAT implications before entering into any agreement.

VIEWINGS

Strictly by appointment through the sole letting agents:

Walton Goodland, 10 Lowther Street, Carlisle, CA3 8DA

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