

TO LET

Commercial/Office/1,728 sq. ft. (160 sq. m.)/£14,500 per annum



Unit 3, Site 13, Allenbrook Road,

Rosehill, Carlisle

Carlisle, CA1 2UT

Walton Goodland

agency@walgoodland.com

01228 514199 (Carolyn Hardy dealing)



MODERN WORKSPACE/OFFICE ACCOMMODATION ON BUSINESS PARK

- EXCELLENT LOCATION ON THE ROSEHILL ESTATE ADJACENT JUNCTION 43/M6/A69.
- EDGE OF TOWN - CARLISLE CITY CENTRE - 2 MILES.
- MIXTURE OF OFFICE, LIGHT INDUSTRIAL AND AGRICULTURAL OPERATORS IN THE IMMEDIATE VICINITY.
- SELF-CONTAINED GROUND FLOOR OFFICE/QUASI WORKSPACE SUITE.

DESCRIPTION

The subject property comprises a ground floor office suite which has most recently been used as a dental laboratory. The property forms part of a larger building of brick construction with a multi-pitch and profile steel sheet roof.

Internally, the offices benefit from a suspended ceiling, full comms encased in perimeter trunking and CAT 2 lighting.

Outside there is parking provision for 4nr. vehicles with the property.

LOCATION

The subject property occupies an excellent location off Allenbrook Road on the Rosehill Industrial Estate adjacent to Junction 43 of the M6 Motorway approx. 2 miles east of Carlisle City Centre.

Other occupiers include a varied mix of office, industrial and agricultural based businesses. There is a sandwich shop, artisan food hall with café and Tesco supermarket all nearby. The attractive commuter village of Scotby is also close by being approx. 0.5 miles away.

RATEABLE VALUE

Offices & Premises – £13,000 (2017 listing)

Offices & Premises – £13,750 (2023 draft listing)

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

VIEWINGS

Please contact Walton Goodland.

ACCOMMODATION

The unit comprises the following approximate areas:

GROUND FLOOR

Offices – 1,728 sq. ft. (160 sq. m.)

Gents – 1 WC & 2 WHB

Ladies/Disabled – 3 WC & 3WHB

SERVICES

All mains services are connected to the property. The Tenant is responsible for the payment of all utilities.

RENT

£14,500 per annum, exclusive of VAT business rates and all other outgoings.

TERMS

The property is available to let on a new internal repairing and insuring lease for a term of years to be agreed. The Landlord is responsible for external repair, maintenance and decoration.

Subject to lease terms and covenant, 6 months half rent may be available.

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.

Walton Goodland act as agents for the Vendors of this property. No person in their employment has any authority to make any representations of warranty whatsoever in relation to this property. All information and measurement in these details are given in good faith, are approximate and whilst every effort has been made to ensure accuracy this cannot be guaranteed. These details do not form part of any contract.

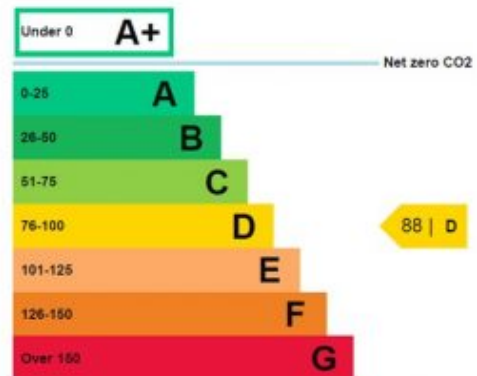
All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.

Walton Goodland. 10 Lowther Street, Carlisle CA3 8DA T: 01228 514199 F: 01228 594303
agency@walgoodland.com www.walgoodland.com



ENERGY PERFORMANCE CERTIFICATE (EPC)

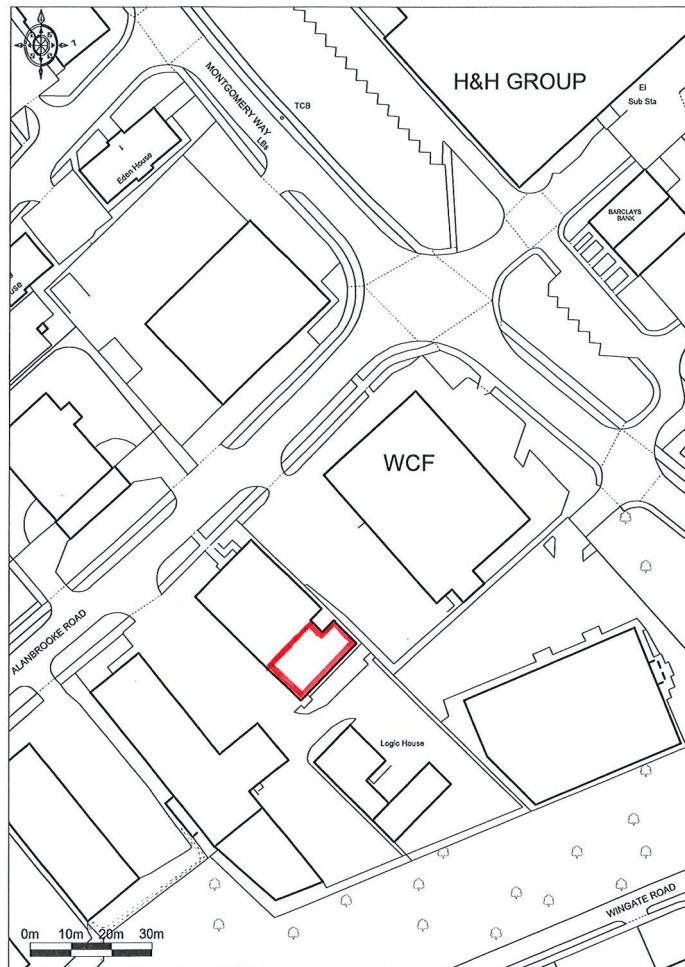
Rating D88



Walton Goodland act as agents for the Vendors of this property. No person in their employment has any authority to make any representations of warranty whatsoever in relation to this property. All information and measurement in these details are given in good faith, are approximate and whilst every effort has been made to ensure accuracy this cannot be guaranteed. These details do not form part of any contract.

All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.

Walton Goodland. 10 Lowther Street, Carlisle CA3 8DA T: 01228 514199 F: 01228 594303
agency@wالتongoodland.com www.wالتongoodland.com



Promap
© LANDMARK INFORMATION GROUP

Ordnance Survey © Crown Copyright 2018. All rights reserved.
Licence number 10002432. Printed Scale - 1:1250

**WALTON GOODLAND
REPRODUCED BY KIND PERMISSION
ORDNANCE SURVEY LICENCE NO. ES847860
CROWN COPYRIGHT RESERVED
FOR IDENTIFICATION PURPOSES ONLY
SCALE 1:1250**

Walton Goodland act as agents for the Vendors of this property. No person in their employment has any authority to make any representations of warranty whatsoever in relation to this property. All information and measurement in these details are given in good faith, are approximate and whilst every effort has been made to ensure accuracy this cannot be guaranteed. These details do not form part of any contract.

All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.

Walton Goodland, 10 Lowther Street, Carlisle CA3 8DA T: 01228 514199 F: 01228 594303
agency@waltongoodland.com www.waltongoodland.com

