

TO LET

Commercial/Office/1,953sq ft (181sq m)/£17,500 per annum



**Ground Floor (Rear) Offices,
Broadacre House, Lowther Street,
Carlisle**
Cumbria, CA3 8DA

Walton Goodland
agency@walgoodland.com
01228 514199 (Carolyn Hardy/Will Riddell dealing)



ACCESSIBLE GROUND FLOOR OFFICE SPACE WITHIN PROMINENT BUILDING LOCATED IN CARLISLE CITY CENTRE

- RAMPED ACCESS AVAILABLE FROM STREET LEVEL
- THE PROPERTY IS CURRENTLY UNDERGOING RENOVATIONS TO MODERNISE AND OPEN-UP THE INTERIOR
- ALTERNATIVE USES MAY BE CONSIDERED SUBJECT TO APPROPRIATE PERMISSIONS
- 2 SECURE BASEMENT CAR PARKING SPACES CAN BE MADE AVAILABLE VIA SEPERATE NEGOTIATION

DESCRIPTION

Former day centre premises currently undergoing refurbishment to create modern open plan office space with disabled access toilet facilities and kitchen.

The property benefits from ramped access into a communal reception area with access to all floors.

LOCATION

The property is located on Lowther Street within the ground floor of Broadacre House, ideally located within Carlisle City Centre with access to public transport nearby.

Other occupiers include Job Centre Plus, Stage Coach, Citizens Advice and Cumbria Chamber of Commerce.

CAR PARKING

Two car parking spaces can be made available within the basement car park, subject to separate negotiation.

SERVICES

Mains electricity, water, and drainage are connected to the office suite.

Mains electricity, water, drainage and gas are connected to the building as a whole.

Tenants are responsible for the payment of their own utilities and services (mains gas and water are charged via the service charge).

RATEABLE VALUE

To be confirmed.

ACCOMMODATION

The property comprises the following approximate areas:

GROUND FLOOR

1,953 sq ft (181 sq m)

inclusive of 1 x WC, WHB and shower with separate kitchen area comprising stainless steel single drainage sink unit with wall and base units.

RENT

£17,500 per annum, exclusive of business rates, VAT and all other outgoings.

SERVICE CHARGE

A service charge is payable in addition to the rent.

This unit contributes towards of the building charges on a quarterly basis.

Please note: Buildings Insurance, mains gas and water are included within the service charge for this property.

VAT

VAT is payable in addition to the rent.

LEASE

A new lease for a term of years to be agreed on effective full repairing and insuring terms (by way of a service charge).

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of C57.

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



VIEWINGS

Please contact Walton Goodland.

No approach should be made to any of the other tenants within the building.

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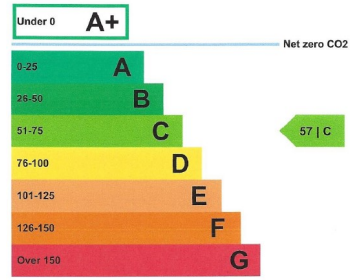


Broadacre House, 16-20 Lowther Street, Carlisle, CA3 8DA



Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

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