

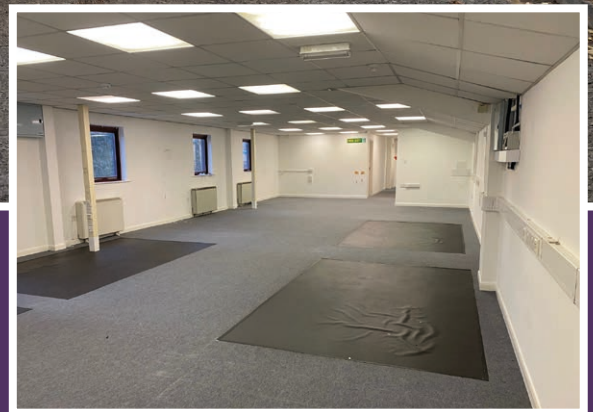
TO LET First Floor Office Premises

Unit A4, Site 10 Allenbrook Road
Rosehill
Carlisle
Cumbria
CA1 2UT

Edwin
Thompson



- Well Located First Floor Office Premises near to Junction 43 of the M6
- Net Internal Area 135.65 m² (1,460 sq ft)



Rental - £6,000 per annum exclusive

Ref P1138B

FIFTEEN Rosehill
Montgomery Way
Carlisle
CA1 2RW

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LOCATION

The subject property is situated on Allenbrook Road on Rosehill Industrial Estate on the eastern side of Carlisle, Cumbria, in the North West of England.

Rosehill Industrial Estate is one of the main commercial business parks, benefitting from excellent access to Junction 43 of the M6, reached via the A69 which connects directly with Montgomery Way, the main estate road through Rosehill. Carlisle Train Station is situated approximately 2 miles to the West and is based on the Avanti Train Link between Glasgow and London Euston.

The attached plan shows the location of the premises.

DESCRIPTION

Unit A4, Site 10 Allenbrook Road is a two storey, part brick / part clad property which provides first floor offices under a mono pitch roof.

The first floor offices are accessed via an independent staircase and are arranged as an open plan office with a cellular office, kitchen and WC's. The accommodation comprises of plaster painted walls, carpet tile floor coverings, suspended ceiling with recessed lighting and double glazed windows. The offices are heated via storage heaters and benefit from perimeter trunking.

ACCOMMODATION

It is understood that the premises provide the following approximate net internal measurements:

First Floor	135.65 m ²	(1,460 sq ft)
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RATEABLE VALUE

We understand from the VOA website that the premises have a Rateable Value of £8,600.

Prospective tenants should check the exact rates payable with Carlisle City Council, telephone number 01228 817234.

LEASE TERMS

The property is available by way of a new Full Repairing & Insuring lease for a term to be agreed and at a rental of £6,000 per annum exclusive.

ENERGY PERFORMANCE CERTIFICATE

It is understood that the property has an Energy Performance Asset Rating of E101 and a copy of the Energy Performance Certificate is available upon request.

VAT

All figures quoted are exclusive of VAT where applicable.

LEGAL COSTS

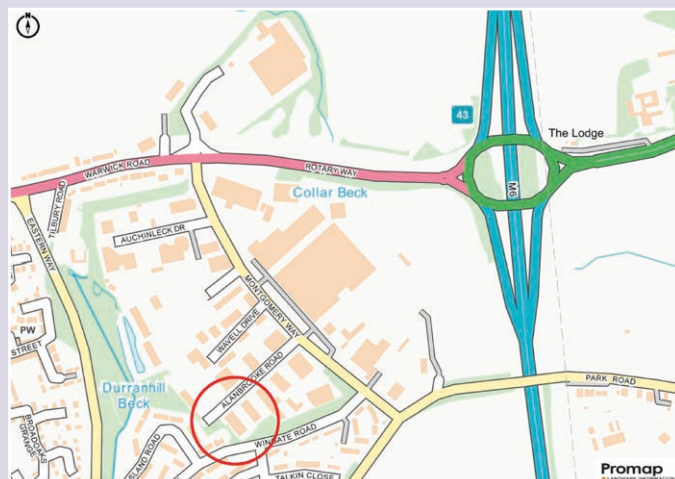
Each party to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT thereon.

VIEWING

The unit is available to view by prior appointment with Edwin Thompson LLP. Contact:

Ruth Richardson – r.richardson@edwin-thompson.co.uk
Suzie Barron – s.barron@edwin-thompson.co.uk

Tel: 01228 548385
www.edwin-thompson.co.uk



Regulated by RICS



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Newcastle
Windermere

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Registered office: 28 St John's Street, Keswick, Cumbria, CA12 5AF.

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