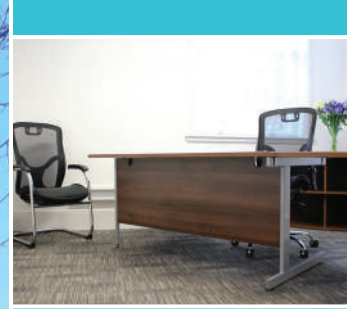


# EARL STREET STUDIOS



HIGH QUALITY

CARLISLE CITY CENTRE SERVICED OFFICES



# EARL STREET STUDIOS



- Flexible terms
- City Centre location
- Excellent transport links
- Individual offices or combination
- Fully furnished – sit down, begin work
- Secure dedicated car parking
- Male/Female/Disabled toilets
- Disabled compliant
- Internet access
- Kitchen

An attractive period building refurbished to provide convenient high quality offices within a quiet location but with immediate access to all City Centre amenities.



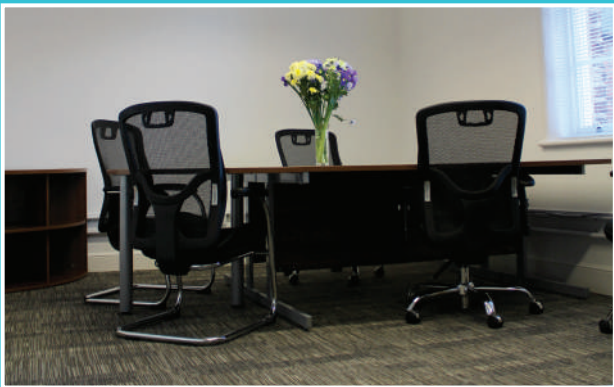
# Accommodation

## Ground Floor

Office 1	14.40m <sup>2</sup>	(155 sq ft)
Office 2	25.40m <sup>2</sup>	(273 sq ft)
Office 3	15.40m <sup>2</sup>	(166 sq ft)

## First Floor

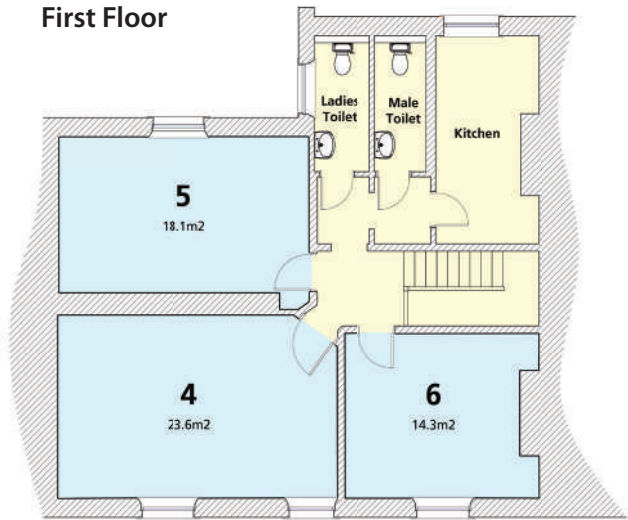
Office 4	23.60m <sup>2</sup>	(254 sq ft)
Office 5	18.10m <sup>2</sup>	(195 sq ft)
Office 6	14.30m <sup>2</sup>	(154 sq ft)



## Ground Floor



## First Floor





Earl Street Studios are centrally located within easy walking distance of the railway station and bus station and are surrounded by a vibrant mix of commercial, retail and leisure traders.

### Amenities

- 1 Carlisle Railway Station
- 2 Carlisle Bus Station
- 3 The Lanes Shopping Centre
- 4 Carlisle Law Courts
- 5 Lowther Arcade
- 6 The Halston Hotel
- 7 Andalusian

Central Business District      Retail Core      Car Parks

### ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been produced for the premises and a full copy is available to download from the Edwin Thompson website.

### VIEWING

Viewing and further information is strictly by prior appointment with the Carlisle Office of Edwin Thompson.

### IMPORTANT NOTICE

Edwin Thompson for themselves and for the owner of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending tenants and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employments of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the owner.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being let or withdrawn.
5. These particulars were prepared in February 2015.

