



Edwin
Thompson



TO LET – City Centre Services Offices

60 Warwick Road,
Carlisle,
CA1 1DR

- City centre serviced office accommodation
- Recently refurbished and finished to a high specification
- Rooms available from 161 sq ft – 356 sq ft
- Rents start from £4,500 per annum

LOCATION

The premises is situated within Carlisle town centre in the North West of England.

Carlisle lies close to the Scottish Border and adjacent to Junctions 42, 43 and 44 of the M6 motorway network. It is also on the main west coast Glasgow to London Euston rail line and has good access east to Newcastle, including Newcastle airport, along the A69 trunk road.

The City of Carlisle has a residential population of around 75,000, a wider city population of around 108,000 and an estimated catchment population of 235,000. As well as being the dominant shopping location, it is also the administrative centre in Cumbria and the Borders.

DESCRIPTION

The subject property provides modern first and second floor serviced office accommodation on the popular Warwick Road, a primary gateway into Carlisle city centre. The serviced offices have just been fully refurbished throughout to a high-quality finish. Internally, the property is fully serviced ready for immediate occupation with a kitchen area and WC.

ACCOMMODATION

The property provides the following approximate areas:

First Floor

Room 1:	17.56 sq m	189 sq ft
Room 2:	14.96 sq m	161 sq ft
Room 3:	33.07 sq m	356 sq ft

Second Floor

Room 4:	21.09 sq m	227 sq ft
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LEASE TERMS

The premises are available by way of a new Full Repairing & Insuring lease for a term to be agreed.

First Floor

Room 1:	£5,250 per annum
Room 2:	£4,500 per annum
Room 3:	£10,000 per annum

Second Floor

Room 4:	£6,500 per annum
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RATEABLE VALUE

Small Business Rate Relief may be available to prospective tenants who should check the exact rates payable directly via Carlisle City Council, telephone number 01228 817234.

SERVICES

It is understood that the property has mains supplies of electricity and water is connected to the mains drainage and sewerage systems.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC for the building can be 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 sale documentation together with any VAT thereon.

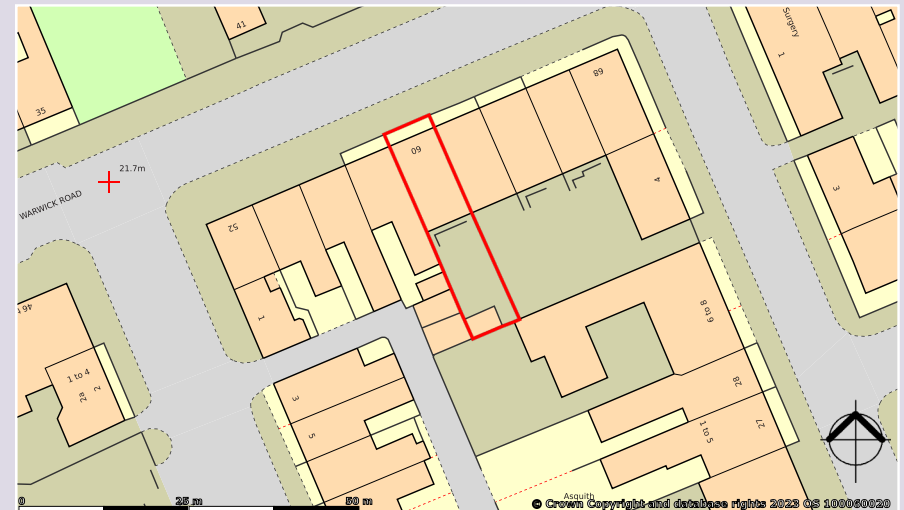
VIEWING

The property is available to view by prior appointment with the Carlisle Office of Edwin Thompson LLP. Contact:

Hugh Hodgson – h.hodgson@edwin-thompson.co.uk
Ruth Richardson – r.richardson@edwin-thompson.co.uk

Tel: 01228 548385

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