



City Centre Offices Premises To Let

10 Treasury Court,
Carlisle, Cumbria, CA3 8RF

- Located in the heart Carlisle City Centre
- Attractive office unit with views over Fisher Street and Treasury Court
- First floor office suite 1,049 sq ft (97.45 sq m)
- Commencing rental £500 per month



LOCATION

The subject property is located in Carlisle City Centre, within the city's historic quarter. Treasury Court is situated on Fisher Street which is one of the main retail thoroughfares leading onto the Green Market and Scotch Street. The property can be accessed via both Fisher Street and Rosemary Lane, which provides good footfall to the property.

The Lanes Shopping Centre is approximately 200 metres to the east of the premises with The Market to the immediate north. There are a number of established city offices and retailers in close proximity to the subject property.

The attached plan shows the location of the premises in red (for identification purposes only).

DESCRIPTION

Treasury Court provides a unique Grade II Listed development and a vibrant mix of retail units, offices, and leisure facilities.

The available office form part of an attractive brick built building accessed from a landscaped courtyard adjacent to the Namh Moon Thai Restaurant.

Internally the accommodation provides modern open plan offices, carpeted throughout with suspended lighting and benefiting from a large shared kitchen and WC facilities. The offices overlook Treasury Court providing excellent natural light.

SERVICES

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

ACCOMMODATION

It is understood that the premise provides the following approximate net internal measurements:

First Floor Office Suite A	97.45 sq m	(1,049 sq ft)
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LEASE TERMS

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

Commencing Rental:

First Floor Office Suite A	£500 per month
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VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

The VOA Website states the following Rateable Values:

First Floor Office Suite A	£6,800
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Occupiers of treasury Court may benefit from small business rate relief and may qualify from paying business rates making occupancy costs even lower.

Prospective tenants should check the exact rates payable with Carlisle City Council – Tel: 01228 817200

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC for the office is available upon request.

LEGAL COSTS

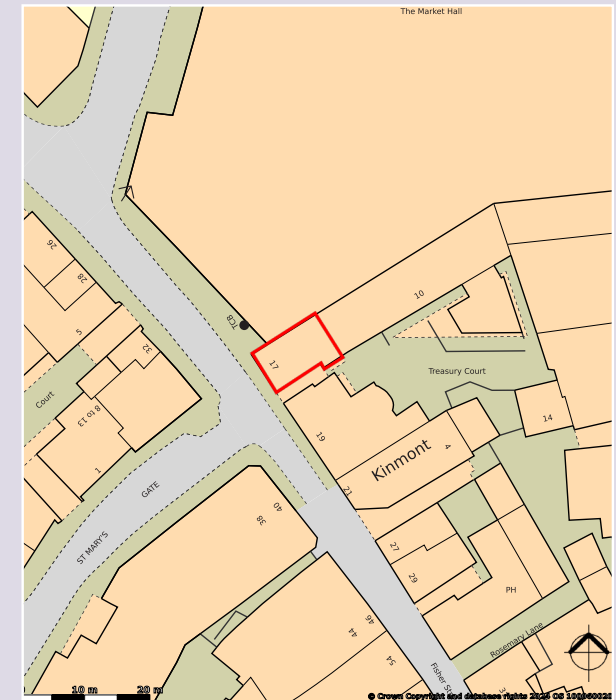
Each party is to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT thereon.

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

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



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