

Edwin
Thompson



To Let
Crown House Ground Floor, Wavell Drive,
Rosehill Industrial Estate Carlisle, Cumbria, CA1 2ST

- Ground floor office on Rosehill Industrial Estate
 - Superb access onto the M6 Motorway
 - NIA – 127 sq m (1,367 sq ft)
- Available via assignment of an existing lease.
 - Rent - £11,000 per annum

LOCATION

The subject property is situated on Wavell Drive 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 in Carlisle, 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 City of Carlisle has a residential population of 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.

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

DESCRIPTION

The semi-detached property provides ground floor office accommodation on one of Carlisle's premier office locations. It is situated within a landscaped scheme of similar buildings, with neighbouring occupiers including the NHS and some of leading professional services within the area.

In terms of access, the front door is shared with the first-floor demise. Within the entrance common area is a shared disabled WC. The ground floor demise is then accessed from the entrance area, which provides a large open plan office area with additional separate office rooms and a store.

The accommodation has LED lighting throughout with fully carpeted floors. There is a breakout room/kitchenette to the rear of the property.

The property comes with four car parking spaces.

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 premises provide the following approximate net internal measurements:

Ground Floor	127 sq m	(1,367 sq ft)
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LEASE TERMS

The premises is available via assignment an existing lease for £11,000 per annum. The current lease expires in July 2027.

VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

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

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of E and a copy of the Energy Performance Certificate 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

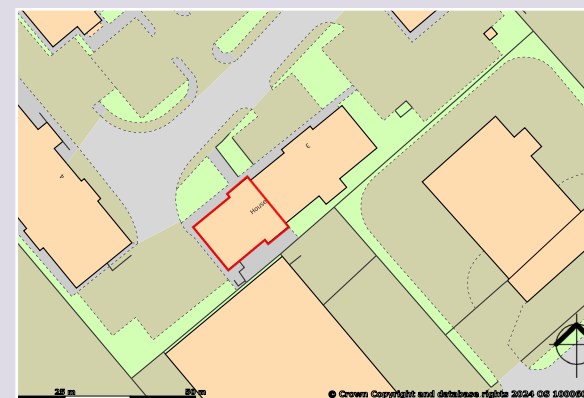
The property is available to view by prior appointment with the Carlisle office of Edwin Thompson LLP. Contact:

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