

Attractive Office Premises To Let

1st Floor Treasury Court
Fisher Street
Carlisle
CA3 8RF

Edwin
Thompson



- Well located offices within Carlisle City Centre
- Net Internal Area approximately 1,049 sq ft
- Rental - £495 per month exclusive

Ref:

FIFTEEN Rosehill
Montgomery Way
Carlisle
CA1 2RW

T: 01228 548385
F: 01228 511042
E: carlisle@edwin-thompson.co.uk
W: edwin-thompson.co.uk

Edwin
Thompson



LOCATION

Treasury Court is situated on Fisher Street within Carlisle City Centre which is one of the main retail thoroughfares leading on to Green Market and Scotch Street. Providing a link through from Scotch Street to Fisher Street, Treasury Court is a contemporary courtyard in this historic, cultural area in the centre of Carlisle. The Lanes Shopping Centre is a short walk to the south east of the premises and The Eden Centre and The Market are directly to the north.

The subject property is adjacent to the Quarter Lounge café-bar-restaurant. The attached GOAD plan shows the location of the premises shaded 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 offices form part of an attractive brick built building accessed from a landscaped courtyard adjacent to Quarter Lounge café-bar-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 and Fisher Street providing excellent natural light.



ACCOMMODATION

We understand the property provides the following approximate floor area:

1st Floor Office Suite A 97.45m² (1,049 sq ft)

LEASE TERMS

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

Commencing Rental Value:

1st Floor Office Suite A £495 per month exclusive

VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

The VOA website states that the subject suite has a Rateable Value of £6,000. The current rates payable are based on a Uniform Business Rate of 49.3p equating to approximately £2,958 per annum exclusive payable.

Prospective tenants should check the exact rates payable with Carlisle City Council - Tel: 01228 817234.

LEGAL COSTS

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

VIEWING

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

John Haley - j.haley@edwin-thompson.co.uk

Joe Ellis - j.ellis@edwin-thompson.co.uk

Tel: 01228 548385

www.edwin-thompson.co.uk



Regulated by RICS



Berwick upon Tweed
Carlisle
Galashiels
Kewick
Newcastle
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

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

IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor 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 purchasers 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 purchasers 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 employment 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 Vendor.
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 sold or withdrawn.
5. These particulars were prepared in December 2015.