

Office

Hyde Harrington



To Let

137 sq. m (1,483 sq. ft.)

Unit A4, 10 Allenbrook Road
Rosehill Estate
Carlisle

Key Features

- Self Contained Office
- 4 Parking Spaces
- Easy Access to M6 Motorway
- Annual Rent £5,200 ex

Reduced Rent



Unit A4, 10 Allenbrook Road, Rosehill Estate, Carlisle

Description

The office suite forms part of a larger two story commercial building on the fringe of the estate. It has its own main access to and from the Allenbrook Road elevation and includes 4 parking spaces within the adjoining yard.

The subjects include for open plan accommodation with WC facilities and tea prep area and is available for immediate occupation

Location

Rosehill estate is one of the main commercial centres within Carlisle and comprises a variety of businesses including banks, accountants, and other professional offices and is home to the Borderway Auction Mart.

The subjects themselves are situated just off the A 69, 2 miles east of Carlisle City Centre and within close proximity to junction 43 of the M6 motorway.

Accommodation

Accommodation	sq. m	sq. ft.
Ground	137.00	1,483
Total	137.00	1,483

The subject property consists of ground floor entrance lobby, cellular and open plan office accommodation, WC facilities with shower and kitchen area.

Services

We understand the property is serviced by means of electricity and water was heating is provided by way of storage heaters.

Terms

Our client is seeking a Full Repairing and Insuring lease for a negotiable term. Tenant Incentives may be available depending upon terms agreed.

Rent

£5,200 per annum exclusive

Business Rates

The Rateable Value in the 2018/19 Valuation List is: £8,600

Energy Performance Rating

Energy Performance Asset Rating - E (101)

Planning

We understand the subjects has B1 planning use; the subject property may be suitable for alternative uses subject to obtaining the necessary consents

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated.

Details produced: April 2019



Hyde Harrington

Viewing and further information:

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IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property.
2. Plans are not to scale, are for guidance only and do not form part of any contract.
3. Services and any appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the vendor or Hyde Harrington.
5. Measurements are approximate and must not be relied upon. Maximum approximate room sizes are generally given, to the nearest 0.1 metre. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metre. For convenience, an approximate imperial equivalent is also given.
6. Only those items referred to in the text of these particulars are included.
7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.