

TO LET



Commercial/Office/2971 sq ft (276 sq m)/£ - RENT ON
APPLICATION

Church House, West Walls, Carlisle

Cumbria, CA3 8UE

Walton Goodland

agency@walgongoodland.com

01228 514199



GRADE II LISTED CITY CENTRE OFFICES WITHIN HISTORIC QUARTER WITH PARKING

- ADJACENT ST CUTHBERTS CHURCH, REAR OF HOUSE OF FRASER AND MARKS & SPENCER
- STRIKING VIEWS FROM WEST WALLS ACROSS CARLISLE AND TOWARDS THE CATHEDRAL
- 4 PARKING SPACES AVAILABLE ON-SITE

DESCRIPTION

The subject property comprises recently refurbished ground floor office space within an attractive Grade II listed office building located in the historic quarter of Carlisle. Additional space can be made available at first floor level via separate negotiation.

On-site parking is available for approximately 4 cars via a gated rear yard and 2 allocated parking spaces. Additional parking by separate negotiation.

LOCATION

Church House fronts onto West Walls, being adjacent to Carlisle Cathedral and St Cuthbert's Church in the Historic Quarter of Carlisle City Centre. There is on-site car parking available for 4 vehicles and a large public car park located opposite, but at a lower level beyond the city walls.

Other occupiers nearby include Marks & Spencer and House of Fraser. The property is within a one minute walk of the main retail area of Carlisle City Centre.

ACCOMMODATION

The subject property comprises the following approximate areas: –

GROUND FLOOR

Offices

965 sq ft (90 sq m)

Kitchen

Stainless steel single drainage sink with wall and base units.

Toilets

3 WC & 2 WHB

ADDITIONAL FIRST FLOOR SPACE

Offices

1,266 sq ft (118 sq m)

RATEABLE VALUE

To be assessed.

Interested parties should make their own enquiries of the Valuation Office Agency at www.voa.gov.uk

SERVICES

All mains services are connected to the property.

LEASE

A new lease for up to 5 years on internal repairing and insuring terms.

RENT

On request subject to tenants requirements.

VAT

VAT is not applicable.

VIEWINGS

Please contact Walton Goodland.

Walton Goodland act as agents for the Vendors of this property. No person in their employment has any authority to make any representations of warranty whatsoever in relation to this property. All information and measurement in these details are given in good faith, are approximate and whilst every effort has been made to ensure accuracy this cannot be guaranteed. These details do not form part of any contract.

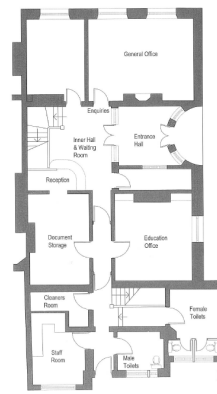
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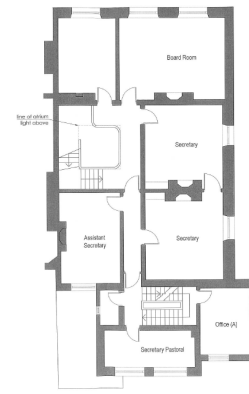




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Existing Ground Floor Plan



Existing First Floor Plan

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