

5698/RP

CARLISLE

UNIT 4
CANAL COURT BUSINESS CENTRE
INFIRMARY STREET, CA2 7AN

TO LET
1,355 sq ft (125.83 sq m)

REFURBISHED FIRST FLOOR OFFICES

LOCATION

The subject property is located to the west of Carlisle city centre on Infirmary Street, close to the Cumberland Infirmary itself.

The property forms part of Canal Court Business Centre existing occupiers include Taylor M E Ltd, el salon and Munchkins Day Nursery.

For identification purposes only the property is shown circled red on the attached plan overleaf.

DESCRIPTION

Self-contained, first floor office space within Canal Court Business Centre and benefits from dedicated access from Infirmary Street. The space is currently sub-divided into 4 main office rooms, including reception office together with WC and kitchenette. This versatile accommodation can be adopted to suit a variety of requirements.

The accommodation is currently under refurbishment. Plans are underway to provide dedicated parking facilities.

ACCOMMODATION

Useable Floor Area 1,355 sq ft (125.83 sq m)

SERVICES

Mains electricity, water and drainage are connected. Heating is provided by way of wall mounted electric heaters.



TERMS

Available to let on a new internal repairing and insuring lease for a term of years to be agreed at a rent of only **£150 per week** exclusive.

RATING ASSESSMENT

The Valuation Office Agency website describes the property as Offices and Premises with a 2017 list Rateable Value of £7,600. The 2019/20 small business rate multiplier of 49.1p applies.

Qualifying businesses may be eligible for 100% Business Rates Relief and should contact Carlisle City Council on 01228 817000

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be made available upon request.

COSTS

Each party will bear their own legal costs incurred in any transaction.

VAT

All figures quoted are exclusive of VAT which will be charged in addition where applicable.

VIEWINGS

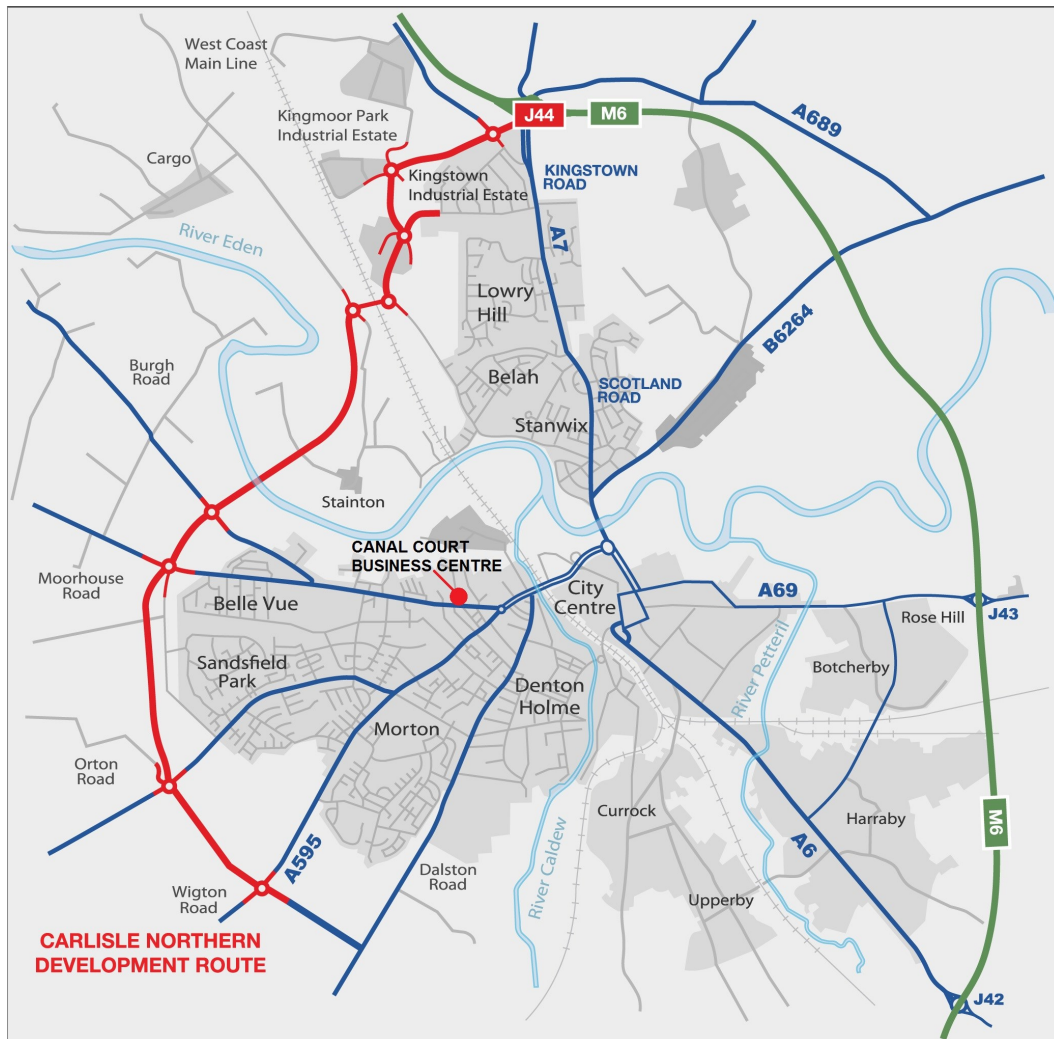
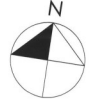
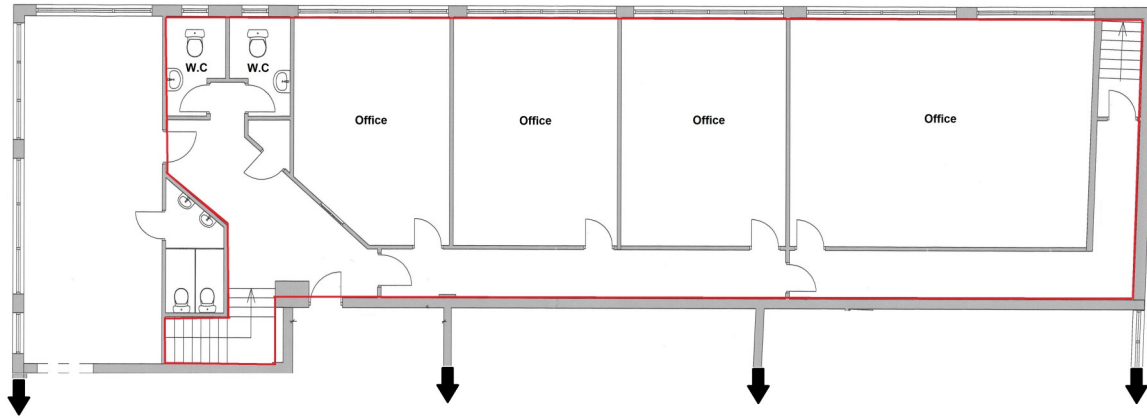
Strictly by appointment with the sole agents Carigiet Cowen:-

Richard Percival E: rpercival@carigietcowen.co.uk
Mike Beales E: mbeales@carigietcowen.co.uk

Details amended: April 2019

Regulated by RICS

UNIT 4 CANAL COURT BUSINESS CENTRE



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