



## City Centre Grade A Offices To Let - Suite 2, English Gate Plaza, Carlisle CA1 1RP

- High Profile and Good Access to Carlisle City Core, Central Station & the M6.
  - Modern Open Plan Offices with comfort cooling
- Accommodation available from approximately 2,926 sq ft with on-site dedicated car parking available at an extra cost
  - Rental -£19,019 per annum exclusive (£6.50 per sq ft)

## LOCATION

The subject property is situated on the A6 Botchergate to the south east of Carlisle City Centre. The A6 provides direct access to Junction 42 of the M6 approximately 3 miles to the south east, the Carlisle City Centre retail core immediately to the north and Carlisle Central Train Station is less than 100m to the west. Botchergate provides a vibrant mixed use area with a number of retail and leisure facilities within the immediate vicinity and commercial occupiers including Riverside Housing and Cumbria County Council who are currently constructing a new headquarter office building, a short distance to the south east of the subject property.

Carlisle is based on the Virgin rail link between Glasgow and London Euston as well as being in close proximity to Newcastle International Airport approximately one hour away along the A69. The city has a resident population of 73,000 and an estimated catchment population of 235,000. It is the dominant shopping location and administrative centre in the county and the borders.

## DESCRIPTION

Englishgate Plaza is a modern office development providing a number of imposing three storey buildings with retail users at ground floor and first and second floor offices. The available accommodation is accessed from dedicated atriums and secure rear car parking, with passenger lift access to the first and second floors. The offices are situated within the first and second floors of English Gate Plaza.

The offices provide open plan space with carpeted floors, IT trunking, suspended ceilings in part with recessed fluorescent lighting and good floor to ceiling heights and aluminium framed double glazed windows with tilt and open units.

There are generous well fitted break out areas, meeting rooms, good toilet facilities and an onsite management service. Dedicated car parking is available immediately adjacent to the building which is available at an extra cost, and 24 hour access is afforded via an electronic fob system.

## ACCOMMODATION

Suite 2 Second Floor 271.83 sqm (2,926 sq ft)

## RATEABLE VALUE

It is understood from the VOA website that Suite 2, Second Floor Englishgate Plaza have a Rateable Value of £29,750. Further information is available from the Business Rates Department at Cumberland Council – Tel: 01228 817000.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been produced for the premises and a full copy is available to download from the Edwin Thompson website.

## LETTING TERMS

The accommodation is available by way of a new full repairing and insuring lease via a service charge for a term to be agreed and at a commencing rental of £19,019 per annum exclusive (£6.50 per sq ft).

## LEGAL COSTS

Each party is to bear their own legal costs in the preparation and settlement of the letting documentation together with any VAT thereon.

## VIEWING

Viewing of the property is strictly by appointment through Edwin Thompson. For further information contact:

Hugh Hodgson – [h.hodgson@edwin-thompson.co.uk](mailto:h.hodgson@edwin-thompson.co.uk)

Erika Norman – [e.norman@edwin-thompson.co.uk](mailto:e.norman@edwin-thompson.co.uk)

Tel: 01228 548385

[www.edwin-thompson.co.uk](http://www.edwin-thompson.co.uk)

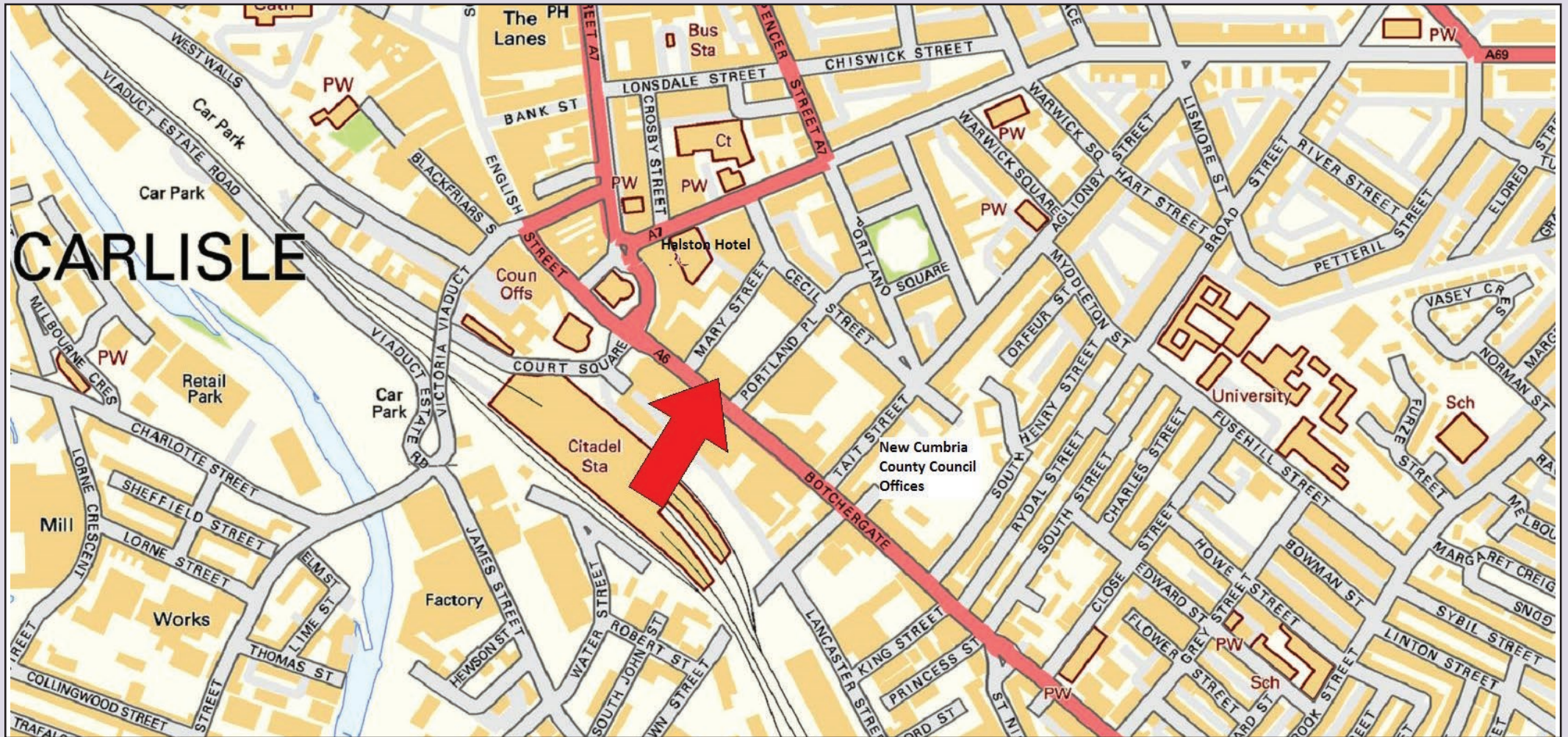




The Lanes and Carlisle Retail Core

Carlisle Railway Station

English Gate Plaza



**IMPORTANT NOTICE**

Edwin Thompson for themselves and for the Vendor of this land and 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 August 2024