



TO LET – Office / Studio Premises
The Coach House, Aglionby Grange, Aglionby, Carlisle, CA4 8AD

- Excellent location close to J43 off the M6 Motorway
 - Self-contained property with car parking
- Total approximate net internal area 50.46 sq m (543.20 sq ft)
 - Rental - £7,000 per annum

LOCATION

The premises is situated just outside Aglionby, on the eastern outskirts of Carlisle, Cumbria in the North West of England. The property is just off the A69 approximately 0.5 miles from Junction 43 of the M6. Heading East on the A69, turn left for Aglionby Grange and onto Holme Lane. Follow the lane for approximately 200 yards and then turn right. Follow the driveway straight ahead, then turn left to The Coach House.

Carlisle lies close to the Scottish Border and adjacent to Junctions 42, 43 and 44 of the M6 motorway network. It is also on the main west coast Glasgow to London Euston rail line and has good access east to Newcastle, including Newcastle airport, along the A69 trunk road.

The City of Carlisle has a residential population of around 75,000, a wider city population of around 108,000 and an estimated catchment population of 235,000. As well as being the dominant shopping location, it is also the administrative centre in Cumbria and the Borders.

DESCRIPTION

The subject property provides a self-contained modern office / studio premises, which is spread over two floors. Internally, the property is arranged as office / studio accommodation, with a studio, kitchen area, WC and entrance area on the ground floor, and an office to the first floor.

The premises has vinyl flooring, recessed cat II lighting, plastered painted walls and ceiling, double glazing and perimeter trunking. Externally there is plenty of dedicated on site car parking.

ACCOMMODATION

The property provides the following approximate net internal areas:

Ground Floor	26.91 sq m	(289.65 sq ft)
First Floor	23.55 sq m	(253.53 sq ft)
Total approximate Net Internal Area:	50.46 sq m	(543.20 sq ft)

LEASE TERMS

The premises are available by way of a new Full Repairing & Insuring lease for a term to be agreed and at a commencing rental of £7,000 per annum exclusive

RATEABLE VALUE

We understand from the VOA website that the premises have a Rateable Value of £3,150.

Prospective tenants should check the exact rates payable with Carlisle City Council – Tel: 01228 817000.

SERVICES

It is understood that the property has mains supplies of electricity and water is connected to the mains drainage and sewerage systems.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC for the building can be available upon request.

VAT

All figures quoted are exclusive of VAT where applicable.

LEGAL COSTS

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

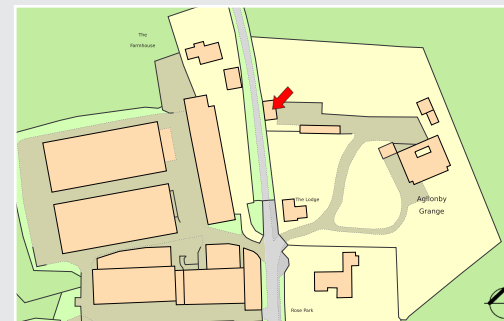
VIEWING

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

Hugh Hodgson
h.hodgson@edwin-thompson.co.uk

Tel: 01228 548385

www.edwin-thompson.co.uk



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