



To Let – Commercial Premises in Prime Location
Suite 3, Warwick House, Rosehill, Carlisle, Cumbria, CA1 2UT

- Well located ground floor business premises on Rosehill Industrial Estate
 - Premier business park location
- Superb access onto the M6 Motorway
 - NIA – 191 sq m (2,063 sq ft)
 - Rent - £13,500 per annum



LOCATION

The subject property is situated on Alanbrooke Road on Rosehill Industrial Estate, on the eastern side of Carlisle, Cumbria, in the North West of England.

Rosehill Industrial Estate is one of the main commercial business parks in Carlisle, benefitting from excellent access to Junction 43 of the M6, reached via the A69 which connects directly with Montgomery Way, the main estate road through Rosehill. Carlisle Train Station is situated approximately 2 miles to the West and is based on the Avanti Train Link between Glasgow and London Euston.

The City of Carlisle has a residential population of 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.

The attached plan shows the location of the premises outlined red (for identification purposes only).

DESCRIPTION

Suite 3 forms part of Warwick House on Rosehill Industrial Estate, a detached office building of brick construction under a multi-pitch steel sheet roof. The rest of the building is occupied by an established I.T company. Suite 3 is accessed at the rear of the building, with an entrance off the site yard.

The suite provides a generous open plan commercial area, with four separate offices/meeting rooms around the perimeter of the floor plate. When entering the suite, there is a kitchenette/break out room with and male, female and disabled w/c's, all accessed from the main commercial area.

The suite has most recently been used as a dental laboratory and is fitted out to an office specification, but may be suitable for other business operations, subject to incoming tenants obtaining the relevant consents.

There are four car parking spaces provided directly outside of the property.

SERVICES

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

ACCOMMODATION

It is understood that the premises provide the following approximate net internal measurements:

Ground Floor	191 sq m	(2,063 sq ft)
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LEASE TERMS

The premises is available to let at an asking rent of £13,500 per annum.

VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

The property has a Rateable Value of £13,750.

Prospective tenants should check the exact rates payable with Cumberland Council – Tel: 01228 817200

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned for the premises and is available upon request.

LEGAL COSTS

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

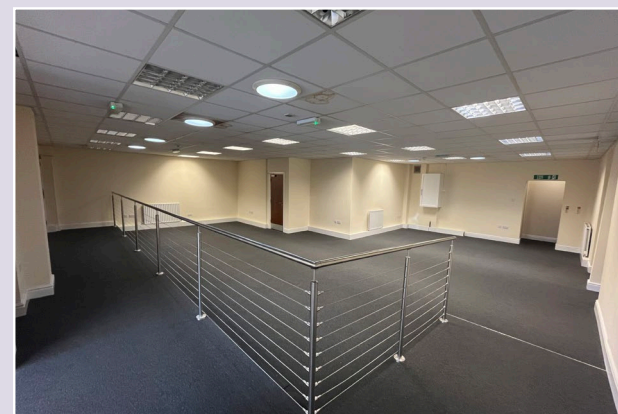
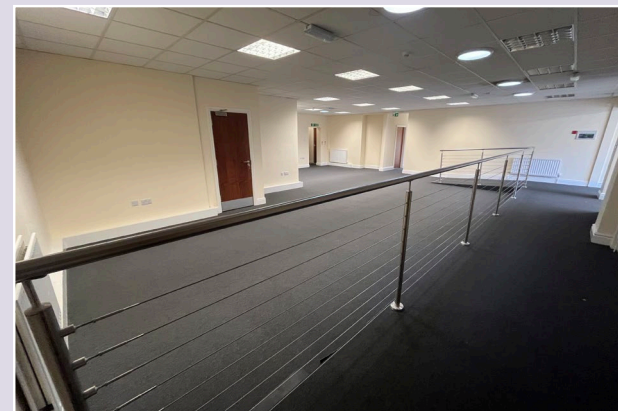
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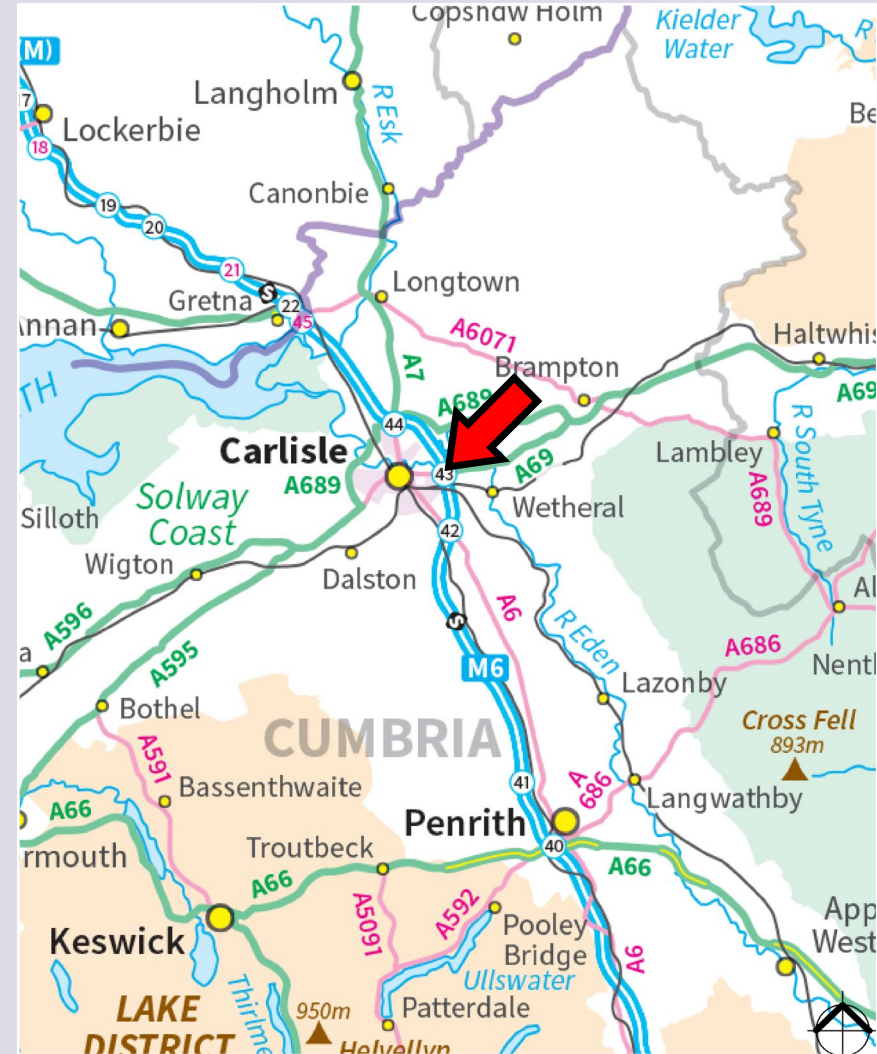
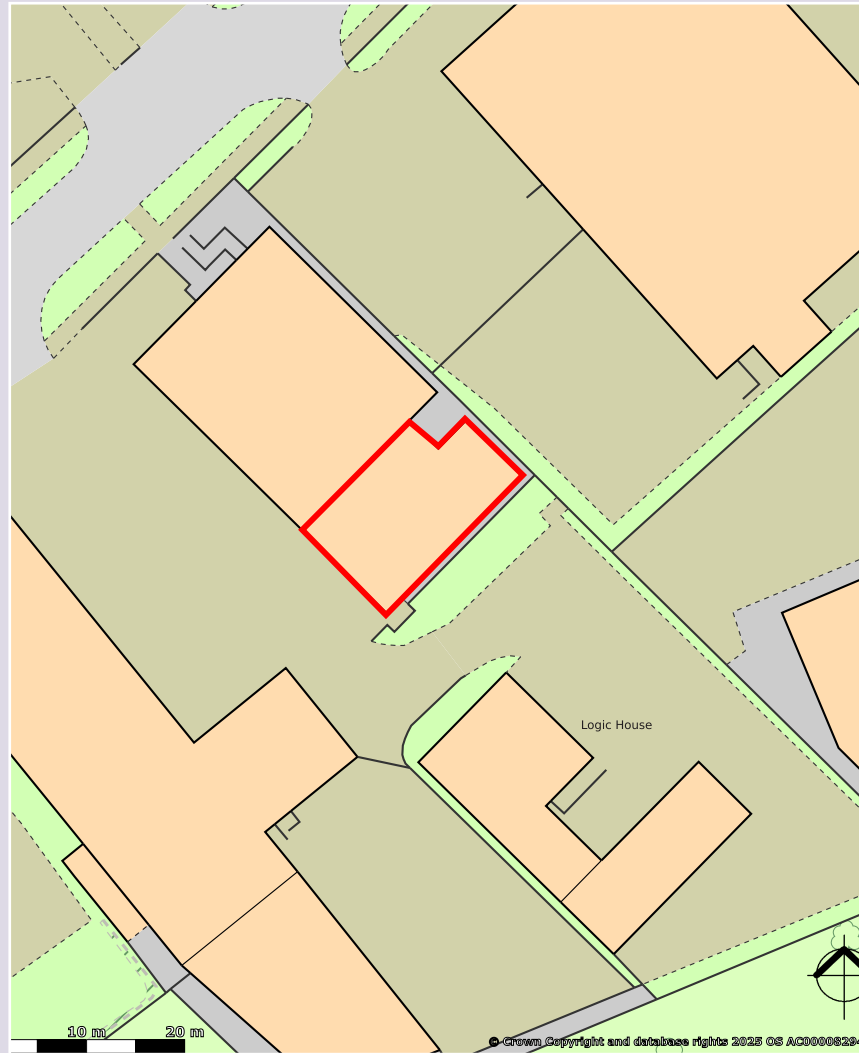
The property is available to view by prior appointment with the Carlisle office of Edwin Thompson LLP. Contact:

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

Tel: 01228 548385

www.edwin-thompson.co.uk





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