

Hyde Harrington

OFFICE PREMISES TO LET

**Ground Floor, Crown House, Wavell Drive, Rosehill,
Carlisle**

DRAFT

Ground Floor Offices

Popular Business Park Location

4 designated Car Parking Spaces

Rent: All Enquiries

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PLANNING CONSULTANCY · BUILDING DESIGN · QUANTITY SURVEYING · CONTRACT ADMINISTRATION
BUILDING SURVEYS AND DEFECT ANALYSIS · DILAPIDATIONS · PARTY WALL MATTERS
SOCIAL HOUSING · ASSET MANAGEMENT · VALUATIONS · RENT REVIEWS · LEASE RENEWALS

Ground Floor, Crown House, Wavell Drive, Rosehill, Carlisle, CA1 2ST

Description

The property comprises ground floor office suite accessed via a shared entrance lobby having shared WC facilities in the communal area. The accommodation is currently being refurbished to include a new heating system, relocated kitchenette, decoration and carpeting.

Location

The office is located on Wavell Drive, forming part of Rosehill Business Park, located east of Carlisle city centre just off Junction 43 of the M6 Motorway.

Occupiers in the immediate vicinity include NHS, Cumbria Waste Management, Hyde Harrington Surveyors together with a mixture of other local operators.

Accommodation

Ground Floor

Shared entrance.

WC.

Reception Office 4.08m x 4.37m max.

General Office 5.9m x 10m.

Room 1 3.12m x 5.51m.

Room 2 3.59m x 4.79m.

Storage Cupboard 3.59m x 1.48m.

Net Internal Area 115.23m² (1,240ft²).

Business Rates

The Rateable Value in the draft 2017 Valuation List is £11,750. The rates payable for 2017/18 will be £5,687.

Services

Mains electricity, water, gas and drainage are laid on to the property.

Service costs will be charged via sub meters.

New independent gas central heating is to be installed to the property.

Services are apportioned by check meters.

Terms

The property is available by way of a new lease on an internal repairing and insuring basis for a minimum term of 3 years.

Rent

All enquiries.

EPC

The Energy Performance Asset Rating—E.

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated.

Viewing

By arrangement only through
Hyde Harrington. Tel: 01228 595600

Particulars prepared February 2017 11019.

IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property.
2. Plans are not to scale, are for guidance only and do not form part of any contract.
3. Services and any appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the vendor or Hyde Harrington.
5. Measurements are approximate and must not be relied upon. Maximum approximate room sizes are generally given, to the nearest 0.1 metre. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metre. For convenience, an approximate imperial equivalent is also given.
6. Only those items referred to in the text of these particulars are included.
7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.