

Hyde Harrington

REFURBISHED CITY CENTRE OFFICES TO LET

**7 BRUNSWICK STREET,
CARLISLE, CA1 1PB**



Net Usable Floor Area 116m² (1,250ft²)

Excellent modern office accommodation in 4 storey building.

End of terrace property with 2 car parking spaces.

Conveniently situated for the city centre.

To Let on a new lease.

Rent £10,000 per annum.

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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

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Description

The property comprises a traditional end of terrace building which has been the subject of refurbishment to offer excellent contemporary office accommodation. The building is of brick construction under a natural slated roof. Windows have been replaced in uPVC double glazed frames, and the basement area has recently been refurbished for office and storage use.

The 2 parking spaces are situated to the rear.

Location

The property fronts Brunswick Street, just off Portland Square, on the fringe of Carlisle City Centre. It is within a primary office location, close to other mixed commercial uses, including the leisure sector of Botchergate, which also includes the new Cumbria County Council Office Headquarters.

There is restricted on-street parking to both Brunswick Street and Portland Square.

Accommodation

Basement

Spacious landing, providing some storage space.

Front Office 4.28m max x 4.29m.
17.19m² (185ft²).

Rear Store Room 2.66m x 4.29m 11.41m² (123ft²).

Ground floor

Entrance vestibule & hall.

Front Office 4.39m max x 4.53m.
19.01m² (206ft²).

Rear Office 3.62m x 4.42m, including Victorian open fire. 15.25m² (164ft²).

First floor

Main through office with air conditioning.

Front Section 2.8m min x 4.62m plus
Shelved cupboards.

Rear Section 3.21m min x 4.4m plus shelved
cupboard. 28.69m² overall (3.09ft²).

Front Office 2.6m x 3.13m. Air conditioning.
8.14m² (88ft²).

Second Floor

Under eaves office/staffroom. 2.73m min x 5.97m
useable space. Velux windows to front and rear.
16.3m² (175ft²).

Front Kitchen with fitted units and microwave.
Separate WC.

Business Rates

The Rateable Value in the 2010 Valuation List is
£6,600, including 2 car parking spaces. The rates
payable for 2016/17 is £3,194.40 ignoring any relief.

The rating assessment in the draft 2017 list is £6,500.

Services

All mains services are laid on to the property. There is
gas fired central heating from an Alpha wall mounted
gas boiler serving radiators.

There is also air conditioning to the office rooms on
the first floor.

EPC

The energy efficiency rating for the building, prior to
the works of refurbishment, was assessed in Band C
(59).

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.

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Lease Terms

The property is available to let under a new lease on full repairing and insuring terms at an asking rent of £10,000 per annum, exclusive of rates.

Viewing

By arrangement only through
Hyde Harrington. Tel: 01228 595600
Particulars prepared November 2016
Ref: 11028

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