

Hyde Harrington

OFFICE PREMISES TO LET

Company House, Stephenson Road,
Durranshill Estate, Carlisle



Vacant first floor office space.

Part of larger building with shared entrance.

On site car parking to the front.

First floor - 25.6 sq m (276 sq ft)

Rent £2,500 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

Offices, Company House, Stephenson Road, Durranhill Estate, Carlisle, CA1 3NX

Description

The available offices form part of the two storey offices building to the front of a distribution depot. The industrial building has separate access to the rear.

The office building is of brick construction with replacement UPVC double glazed windows. There is surfaced car parking for 2 vehicles to the front of the building with direct access off Stephenson Road.

Location

Company House is situated within Durranhill Estate, a 1950s industrial estate developed in the south eastern sector of the city.

The main estate road, Brunel Way, has direct access to to Eastern Way which in turn links with Warwick Road (A69) to the south east, thereby giving good access to junctions 43 and 42 of the M6.

Recent developments within the Estate include the new fire station and police headquarters for the city. Other sites close to the subject building have been cleared and are available for further development.

Accommodation

First floor

Front office 7.98 x 2.51 plus 2.67 x 2.09
25.61 sq m (276 sq ft)
Shelved store cupboard

Shared kitchen 2.87 x 1.95
5.6 sq m (60 sq ft)

Shared male & female WCs.

Business Rates

The current Rateable Value in the 2010 Valuation List is £2,925. Rates payable for 2016/17 will be £1,415.70.

The draft 2017 Rateable Value is £2,415.

Services

All mains services are laid on to the property. The office is served by the gas fired central heating system for the building. The electric and alarm systems within the building have recently been renewed.

EPC

Energy performance asset rating: B

Terms

The office is to let on a new lease, terms to be agreed. The lease will be on internal repairing and decorating basis. The tenant will be responsible for payment of rates and services and is subject to a service charge.

VAT

The building is not registered for VAT.

Viewing

By arrangement only through
Hyde Harrington. Tel: 01228 595600

Particulars prepared January 2017 10771

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecode.co.uk.

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.