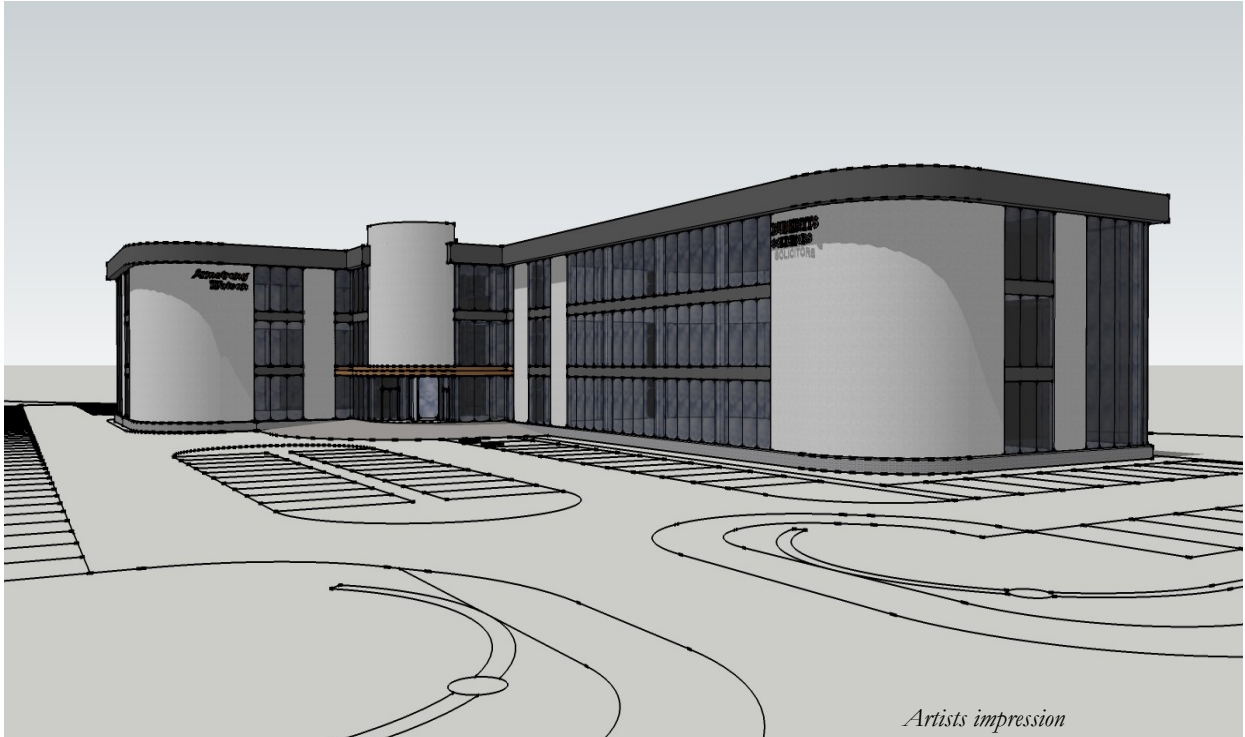


Hyde Harrington

NEW HIGH SPECIFICATION OFFICES

Montgomery Way, Rosehill Business Park, Carlisle



Premier Business location, near J43 of M6.

Up to 3,716 sq m (40,000 sq ft) accommodation.

Site area 0.78 ha (1.92 acres).

Ample on site parking.

Terms & further details on application

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Email: carlisle@hydeharrington.co.uk · Website: www.hydeharrington.co.uk

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

Montgomery Way, Rosehill Business Park, Carlisle

Description

A new development proposed to offer up to 3,716 sq m (40,000 sq ft) of high quality office space. There will be lift served accommodation over 3 floors with a shared entrance atrium. The property is capable of being sub-divided providing 2 suites of 1,858 sq m (20,000 sq ft).

Location

The proposed development is situated on the southern fringe of Rosehill Estate with direct access off Montgomery Way, the main estate road. Rosehill is 2 miles east of Carlisle city centre off the A69 Warwick Road and close to junction 43 of the M6 motorway.

The Estate is home to banks, solicitors, accountants, surveyors and insurers, and includes H & H Borderway complex.

Services

All mains services will be laid on to the property.

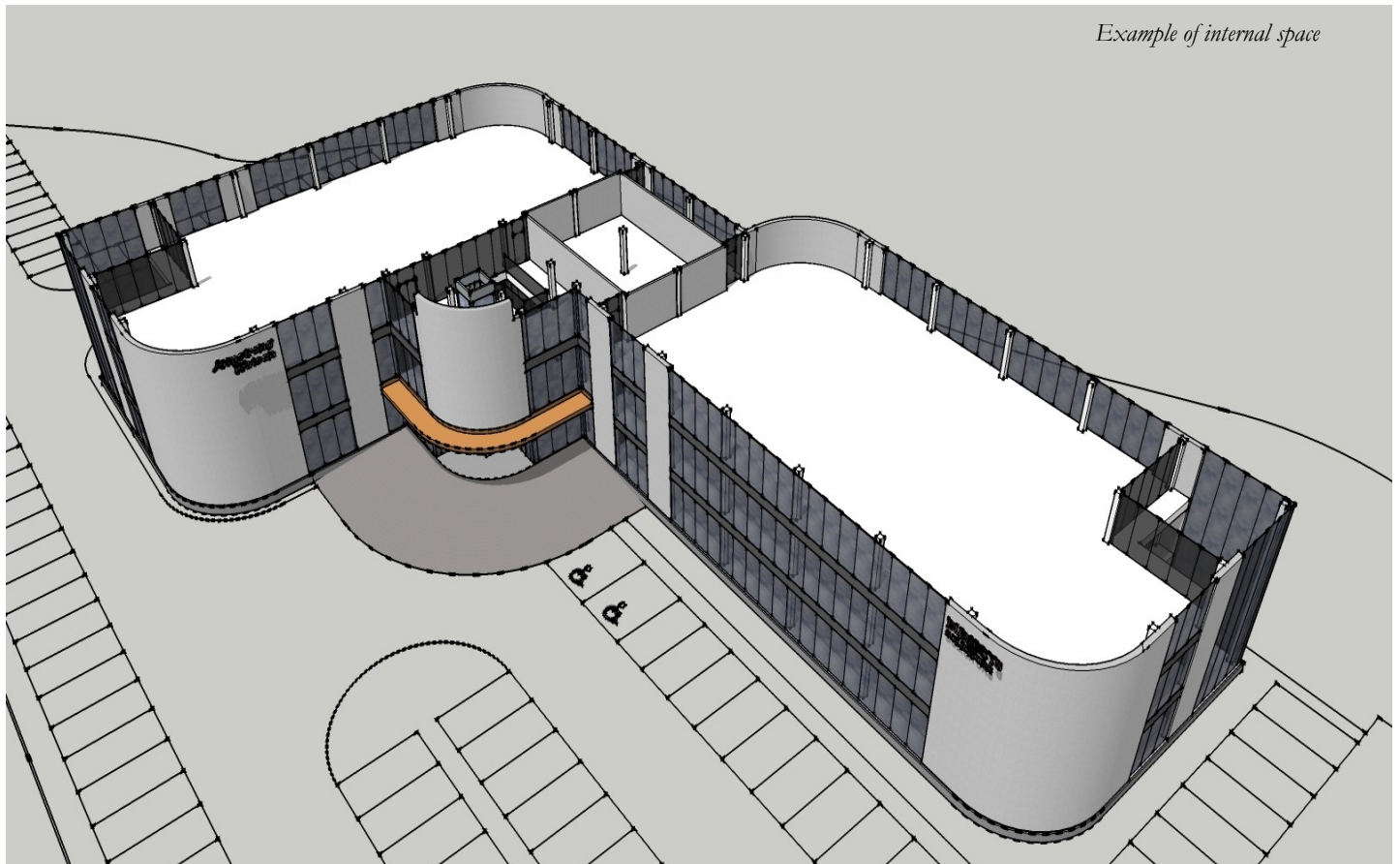
Terms

To be let on new 25 year leases on full repairing and insuring terms, subject to 5 yearly rent reviews.

Rent

£12.50 + VAT per square foot, exclusive of rates.

Particulars prepared August 2016

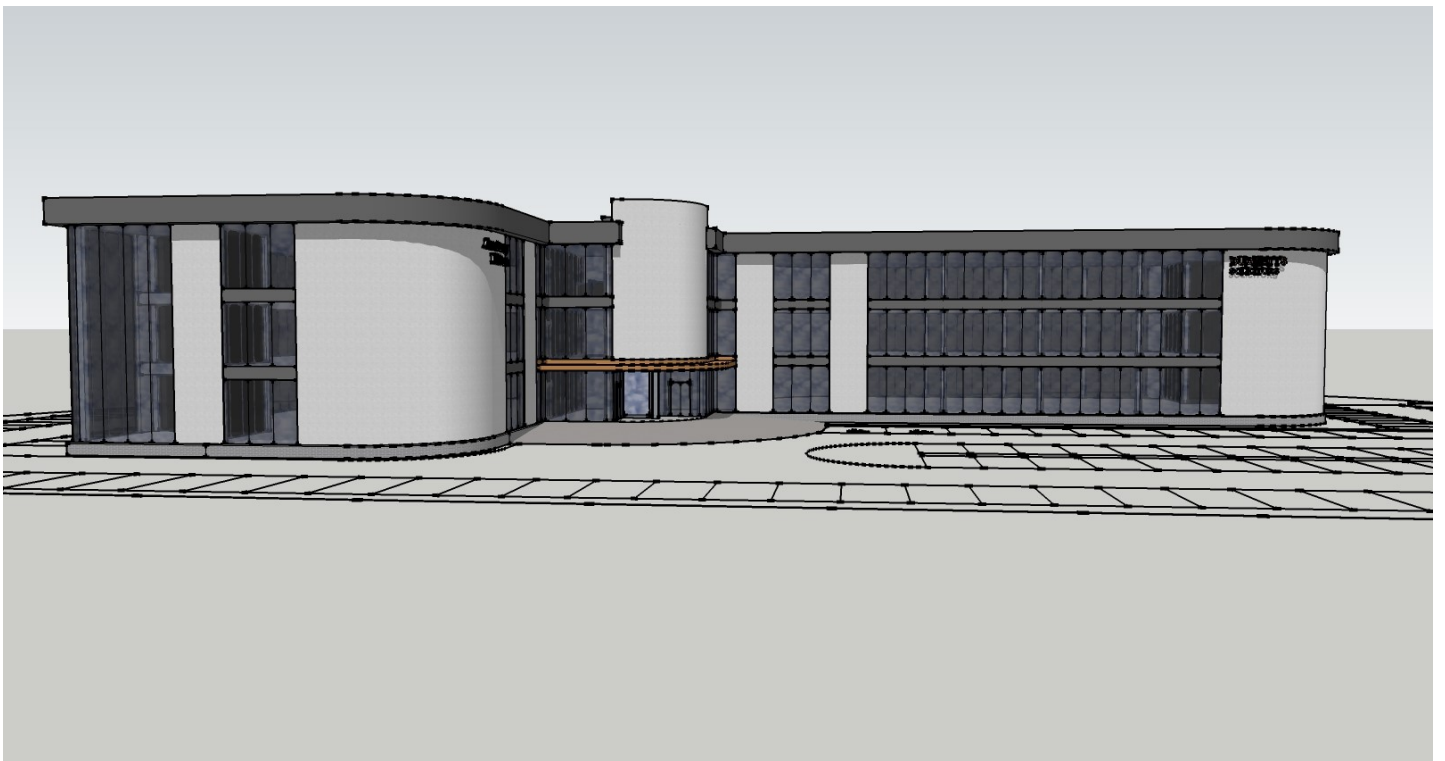
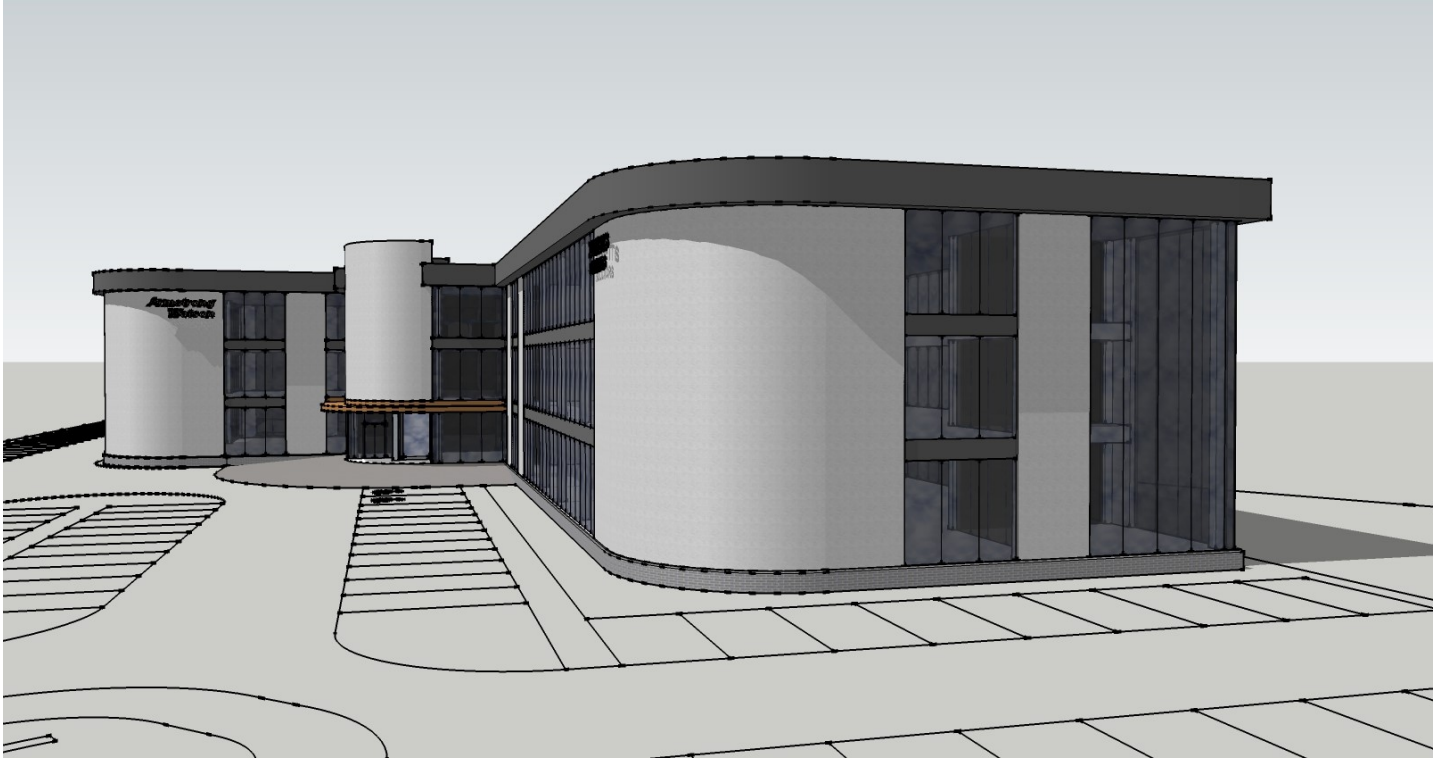


IMPORTANT NOTICE

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.

Montgomery Way, Rosehill Business Park, Carlisle

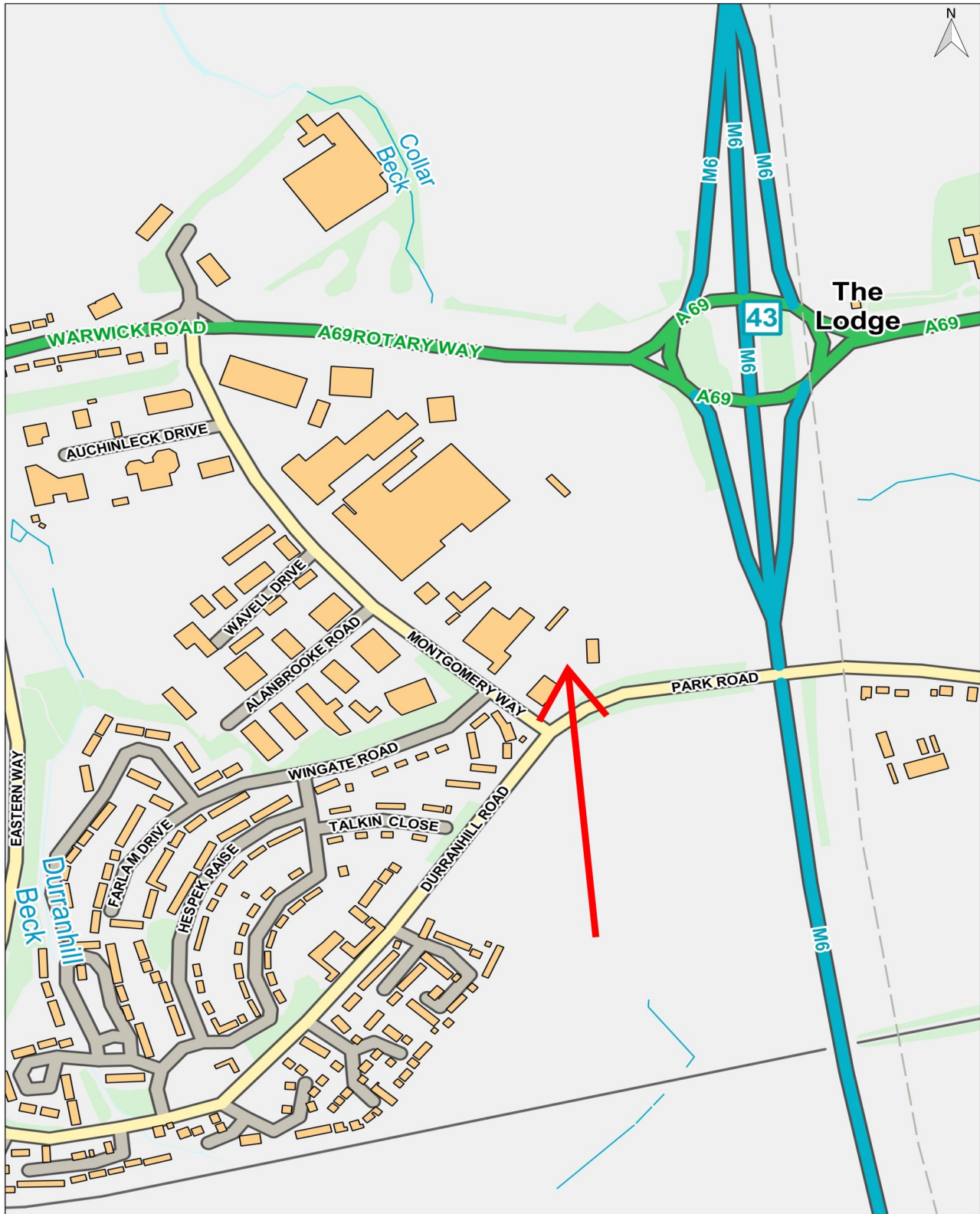


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Montgomery Way, Rosehill Business Park, Carlisle



Location Plan

1:5,000

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