

# Hyde Harrington

## COMMERCIAL PREMISES TO LET

Berlin Street, Carlisle



Located off London Road.

Suitable for storage or light industrial uses.

256 m<sup>2</sup> (2,756 ft<sup>2</sup>) plus mezzanine,  
Includes WCs and kitchen.

To let on a short term lease.

**Rent £8,000 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

# Berlin Street, Carlisle, CA3 1AA

## Viewing

By arrangement only through  
Hyde Harrington. Tel: 01228 595600

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*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](http://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.