

TO LET

Bourne House

**CARIGIET
COWEN**

VARIOUS OFFICE SUITES • BOURNE HOUSE •
MILBOURNE STREET • CARLISLE • CA2 5XF

Location

The property is situated within Carlisle, the main commercial centre for Cumbria and south west Scotland with a resident population in excess of 70,000 and a much wider catchment area.

The building lies in a good location on the edge of Carlisle city centre with close access to the A595 trunk road linking the city with West Cumbria and the recently developed city bypass providing access to the M6 and M74 motorways.

Description

The three storey office building provides a mixture of private and open plan serviced offices. Internally the specification within the offices briefly comprises:-

- Carpeted floors throughout
- Dado trunking
- Acoustic tile suspended ceilings
- Climate control heating and cooling system
- Wall mounted panel radiators
- Superfast broadband

The common areas provide shared kitchen areas, shared wcs, passenger lift and a staffed Reception.

Externally, the building provides on site parking.

Contact our office direct for information on what space is currently available.



Terms

The suites are available to let on new licences for a term to be agreed. The monthly charge covers the following:-

- Rent
- Business Rates
- Heating and lighting
- Reception facilities
- Cleaning
- Buildings insurance
- Use of kitchen areas and supplied refreshments
- Security and fire alarm system
- Use of tenant's lounge facilities

Energy Performance Certificate

An EPC has been commissioned and will be made available shortly.

VAT

Rental figures quoted are inclusive of VAT which will be charged at the appropriate rate.

Costs

Both parties will bear their own legal and professional costs involved in the transaction.

Viewings

Strictly by appointment with the sole agent, Carigiet Cowen, via prior arrangement. For further information, please contact:

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Details amended: November 2024

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