

**FOR SALE ( may let )**

RP 5944

**HILLCREST BUILDING, HILLCREST AVENUE  
LONDON ROAD, CARLISLE, CA1 2QJ**

**8,235 sq ft (765 sq m) with 32no.parking spaces**



A substantial 2/3 storey office building with secure on site parking for 32 cars.

Good quality office space offering flexible internal layouts comprising open plan and private offices, well finished meeting rooms and reception.

Each floor benefits from separate WC and staff facilities offering the opportunity to let the building in parts, on a floor by floor basis, or as a whole.

**OFFERS IN REGION OF £550,000 FOR FREEHOLD**  
**Or**  
**RENT ON APPLICATION**

## LOCATION

The property is located on Hillcrest Avenue, just off London Road to the east of Carlisle city centre offering direct access to both the city centre and J42 and J43 of the M6 motorway.

Carlisle is the predominant population and commercial centre for Cumbria and south west Scotland with a population of approximately 80,000 and a catchment of circa 1,500,000. The city lies on the Virgin West Coast high speed rail line giving direct links to London in just over 3 hours and to Glasgow within 1 hour 20 minutes. Newcastle, Manchester and Glasgow regional airports are all within 2 hours drive.

For identification purposes only the property is shown edged red on the plan below.

## DESCRIPTION AND SPECIFICATION

Key features of the accommodation include:-

- Flexible Floor Plates offering a range of open plan and private office areas
- Good quality ground floor entrance/reception area.
- Raised access floors to main areas with floor boxes.
- Air conditioning providing both heating and cooling.
- Primarily suspended ceilings with recessed LED & CAT2 lighting and feature down lighters.
- Extensive CAT3 data cabling coverage.
- Good quality meeting rooms and staff facilities.
- Fire and intruder alarm systems.
- Secure self contained site with parking for circa 32 cars.

## ACCOMMODATION

We calculate the net internal ( useable ) floor area to be as follows:-

Ground floor office space	329.12 sq m	(3543 sq ft)
Ancillary	35.96 sq m	( 387 sq ft)
First floor office space	308.90 sq m	(3325 sq ft)
Ancillary	27.60 sq m	( 297 sq ft)
Second floor office space	63.42 sq m	( 683 sq ft)

**TOTAL NET INTERNAL AREA      765.00 sq m      (8235 sq ft)**

## SERVICES

Mains water, electricity and drainage are connected to the property.

## RATING

The Valuation Office Agency website describes the Property as Offices & Premises with a 2017 Rateable Value of **£45,000**

The national non-domestic rate in the £ for the current (2019/2020) rate year is 49.1p.

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of E-121.

Messrs Carigiet Cowen for themselves and for vendors or lessors of this property whose agents they are give notice that:

1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;

2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

3) no person in the employment of Messrs Carigiet Cowen has any authority to make or give any representation or warranty whatever in relation to this property.

### PLANNING

The property currently has an establish planning consent for office use ( ref: 98/0581 ).  
Alternative uses or a comprehensive redevelopment of the site could be considered subject to securing the necessary planning permissions.

### SALE TERMS

Offers are invited **in excess of £550,000** for the freehold interest in the Property.  
The property has recently been vacated, it has been redecorated throughout and is immediately available.

### LEASE TERMS

The accommodation could be made available To Let as a whole or on a floor by floor basis subject to agreement of suitable terms

### SERVICE CHARGE

Should the accommodation be let in parts a service charge will be set up to cover the repair and maintenance of the building and its common areas, to include building insurance and the heating, lighting and cleaning of any common areas.

### COSTS

Each party to bear their own legal costs.

### VAT

All prices quoted are exclusive of VAT where applicable.

### VIEWING

Strictly by appointment through the sole agent, Carigiet Cowen.

**For further information please contact:**

**Richard Percival**

01228 635006

Email: [rpercival@carigietcowen.co.uk](mailto:rpercival@carigietcowen.co.uk)

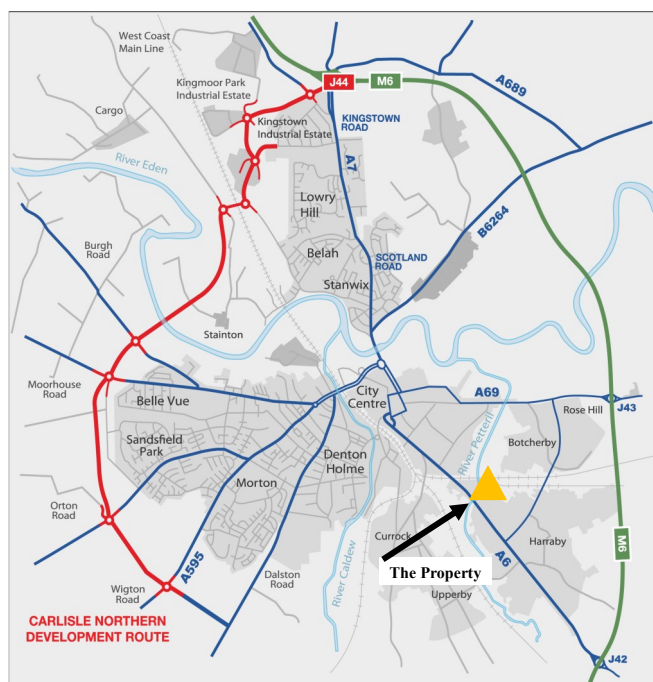
**Mike Beales**

01228 635002

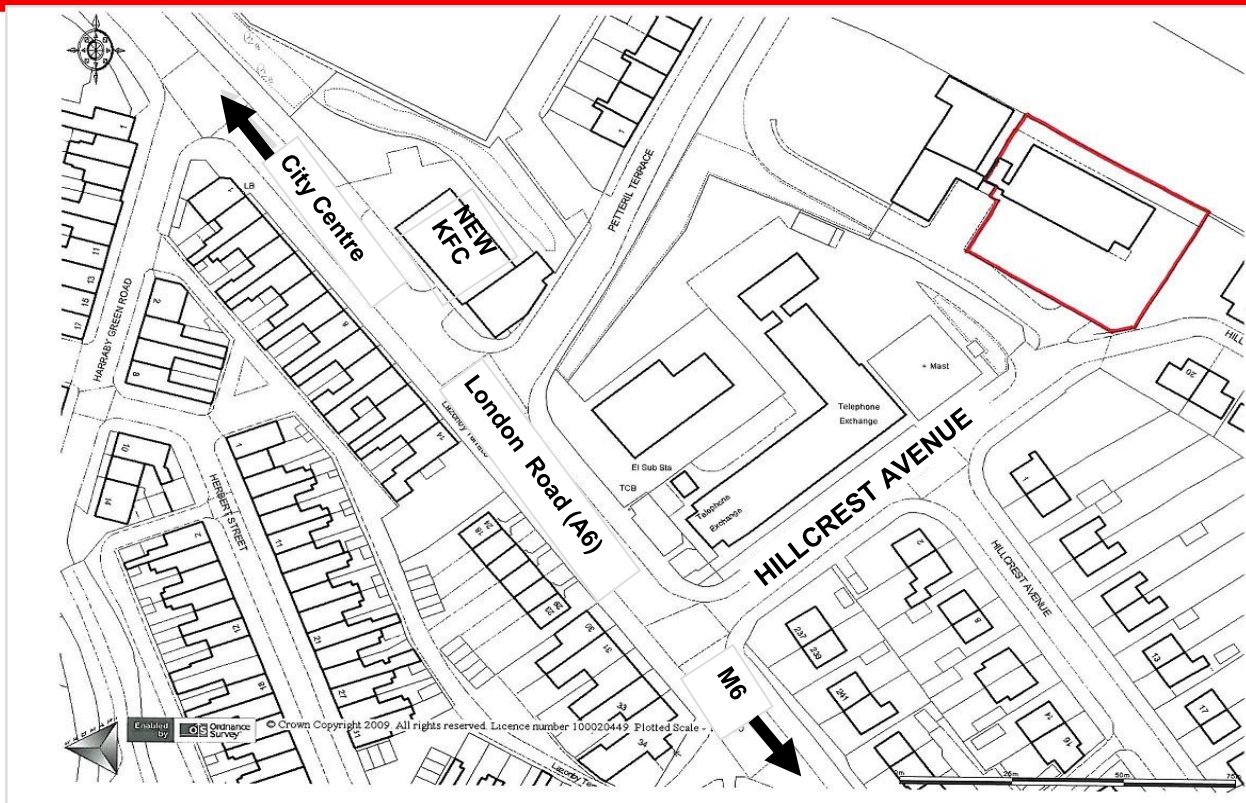
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**Details amended: April 2019**

**RP/5944**







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