

TO LET

Office/1,157 Sq. ft. (107 Sq. m.) /£9,995 per annum



**First Floor Office, Moorhouse
Courtyard, Warwick-on-Eden,
Carlisle**

Cumbria, CA4 8PA *PRICE REDUCED*

Walton Goodland (Wills Riddell)

agency@walgoodland.com

01228 514199



First floor courtyard office within picturesque converted farm buildings.

- Located adjacent to A69 Newcastle-Carlisle trunk road and 2 miles from M6 (Junction 43)
- 1GB high speed broadband available
- Landlord responsible for external repair and maintenance.
- Rural location with attractive countryside outlook.

LOCATION

The offices are located just off the A69 Carlisle – Newcastle trunk road to the East of Carlisle at Warwick-on-Eden, with easy access to the M6 via junction 43.

The courtyard is surrounded by open countryside and woodland areas.

DESCRIPTION

The first floor offices form part of a courtyard development of converted farm buildings finished to a high standard, including double glazing and under-floor heating, Cat 2 lighting and perimeter trunking. Fire alarm systems and high speed broadband are available to all units.

The property also benefits from a stairlift, providing disabled access to the first floor.

6 on-site car parking spaces are provided along with allocated visitor parking.

SERVICES

Mains water, drainage, and electricity are connected to the property. The underfloor heating is provided via a gas boiler that services the whole unit. Cleaning of the common areas and windows is included within the rent.

BUSINESS RATES

Unit C – £7,400

Interested parties should make their own enquiries of the Valuation Office Agency at www.voa.gov.uk

Please note that as of 1 April 2017, if this is your only commercial premises and the Rateable Value is £12,000 or less, then no business rates will be payable, subject to status.

ACCOMMODATION

The property comprises the following approximate areas:-

Unit C

First Floor office – 1,157 Sq. ft. (107 Sq. m.)

1x WC and 1x WHB

RENT

£9,995 per annum

All figures are exclusive of business rates, VAT and all other outgoings.

TENURE

A new lease on full repairing and insuring terms to be agreed.

USE

The property is to be used as an office. Other uses may be considered (subject to planning)

EPC

C-74

VAT

All prices are quoted exclusive of and are liable to VAT.

VIEWINGS & CONTACT

All enquiries to Walton Goodland

Walton Goodland act as agents for the Vendors of this property. No person in their employment has any authority to make any representations of warranty whatsoever in relation to this property. All information and measurement in these details are given in good faith, are approximate and whilst every effort has been made to ensure accuracy this cannot be guaranteed. These details do not form part of any contract.

All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.

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