

TO LET



Commercial/Office/920 sq ft (85 sq m)/£14,000 per annum
(Rent inclusive of utilities and external service charge)

10B Clifford Court, Parkhouse, Carlisle

Cumbria, CA3 0JG

Walton Goodland

agency@walgoodland.com

01228 514199 (Carolyn Hardy dealing)



FIRST FLOOR OFFICE WITHIN MULTI-LET BUILDING

- EASY ACCESS TO ROAD NETWORKS (M6 J44/A7/A689)
- MODERN OFFICE PREMISES WITH PARKING
- PRIME BUSINESS PARK LOCATION NORTH OF CARLISLE

DESCRIPTION

The property comprises a first floor office space within a multi-let building with allocated parking for 4 cars.

Utilities and external service charges are included in the rent.

ACCOMMODATION

FIRST FLOOR

Offices

920 sq ft (85 sq m)

Toilets and kitchen/welfare facilities are shared with the ground-floor tenant.

VIEWINGS

Please contact Walton Goodland.

SERVICES

Mains electricity, water and drainage are available to the building.

RATEABLE VALUE

£8,700 (2023 listing)

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

Please note as of 1 April 2017 if this is your only commercial premises then no business rates will be payable, subject to status.

LEASE

A new lease for a term of years to be agreed on internal repairing terms.

VAT

VAT is payable in addition to the rent.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating B45

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.

Walton Goodland. 10 Lowther Street, Carlisle CA3 8DA T: 01228 514199 F: 01228 594303
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SCALE 1:3000



Energy performance certificate (EPC)

Unit 10
Clifford Court
Cooper Way
CARLISLE
CA3 0JG

Energy rating
B

Valid until: 3 February 2034

Certificate number: 8974 0955 1833 4895 7042

Property type: Offices and Workshop Businesses
Total floor area: 182 square metres

Rules on letting this property

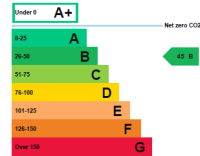
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



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