

FOR SALE / TO LET

Commercial/Office/1,660 sq ft (154 sq m)/£20,000 per annum



Unit 10 Clifford Court, Parkhouse,

Carlisle

Cumbria, CA3 0JG

Walton Goodland

agency@walgoodland.com

01228 514199 (Carolyn Hardy dealing)



SELF CONTAINED OFFICE SPACE IN MODERN BUSINESS PARK LOCATION

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

DESCRIPTION

The property comprises a ground and first floor office space within a multi-let building with allocated parking for 8 cars.

ACCOMMODATION**GROUND FLOOR**

Offices – 740 sq ft (69 sq m)

Toilets – 2WC & 2WHB

Kitchen – Stainless steel single drainage sink unit with wall and base units.

FIRST FLOOR

Offices – 920 sq ft (85 sq m)

TOTAL

1,660 sq ft (154 sq m)

SERVICES

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

The tenant is responsible for the payment of all utilities.

RATEABLE VALUE

Unit 10A – £7,100 (2023 listing)

£7,800 (Draft 2026 Listing)

Unit 10B – £8,700 (2023 listing)

£9,500 (Draft 2026 Listing)

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

LEASE

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

RENT

£20,000 per annum + VAT.

SALE

A sale of the property may be considered.

VAT

VAT is payable in addition to the rent.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of B45.

VIEWINGS

Please contact 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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Walton Goodland. 3 Wavell Drive, Rosehill Business Park, Carlisle, CA1 2ST T: 01228 514199 F: 01228 594303
agency@waltongoodland.com www.waltongoodland.com



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Energy performance certificate (EPC)

Unit 10
 Clifton Court
 Cooper Way
 CARLISLE
 CA3 8JG

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

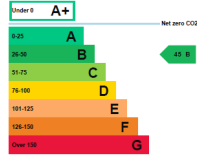
Properties can be let if they have an energy rating from A+ to E.

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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