

# TO LET



Commercial/Office/740 sq ft (69 sq m)/£12,500 per annum  
(Rent inclusive of utilities & external service charge)

**Unit 10A Clifford Court, Parkhouse,**  
**Carlisle**  
Cumbria, CA3 0JG

**Walton Goodland**  
agency@waltongoodland.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

## DESCRIPTION

The property comprises a ground 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

### GROUND FLOOR

Offices – 740 sq ft (69 sq m)

Toilets – 2WC & 2WHB

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

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

### SERVICES

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

## RATEABLE VALUE

Unit 10A – £7,100 (2023 listing)

Interested parties should make their own enquiries of the Valuation Office Agency at [www.voa.gov.uk](http://www.voa.gov.uk).

Please note: If this is your only commercial property and the rateable value is below £12,000, you may be entitled to business rates relief, subject to status.

## LEASE

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

## RENT

£12,500 per annum + VAT.

## 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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## 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

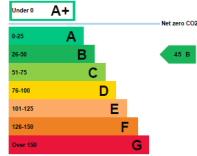
Properties can be let if they have an energy rating from A+ to E.

### 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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