

TO LET



Commercial/Office/330 sq. ft. (31 sq. m.)/£5,500 per annum
inclusive of electricity, water, estate/building service charge &
buildings insurance

6c Clifford Court, Parkhouse, Carlisle

Carlisle, CA3 0JG

Walton Goodland

agency@walgoodland.com

01228 514 199 (Carolyn Hardy dealing)



FIRST FLOOR OFFICE WITHIN MULTI-LET BUILDING

- EASY ACCESS TO MOTORWAY NETWORK
- MODERN OFFICE PREMISES WITH 2 PARKING SPACES
- PRIME BUSINESS PARK LOCATION NORTH OF CARLISLE

DESCRIPTION

The property comprises a first floor office space (outlined in red on the attached plan) within a multi-let building with allocated parking for 2 nr. cars.

Utilities (electricity/water), estates & building service charge and buildings insurance are included in the rent.

LOCATION

The office is situated at Parkhouse Business Park approximately 3 miles north of Carlisle City Centre and within 1/4 mile of access to the M6/M74 Motorway network at Junction 44.

Other occupiers include ITV, Marsh Commercial, Bendles Solicitors and Grain Connect.

The Carlisle Northern Development Route runs nearby providing access to the west of the city. Nearby facilities include ASDA, M&S Simply Food, Kingstown Retail Park, along with Costa Coffee and Starbucks.

RATEABLE VALUE

Office – £3,100 (2023 list)

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

Interested parties are advised to make their own enquiries of the Valuation Office as www.voa.gov.uk.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – D92

ACCOMMODATION

The property comprises the following approximate areas:

FIRST FLOOR

Office 330 sq. ft. (31 sq. m.)

Shared toilets, kitchen and welfare facilities are available at ground floor level.

SERVICES

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

LEASE

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

VAT

VAT is payable in addition to the rent.

RENT

£5,500 per annum plus VAT.

Rent is quoted inclusive of electricity, water, estate & buildings service charge and buildings insurance.

The tenant contributes to the internal repair and maintenance costs.

VIEWINGS

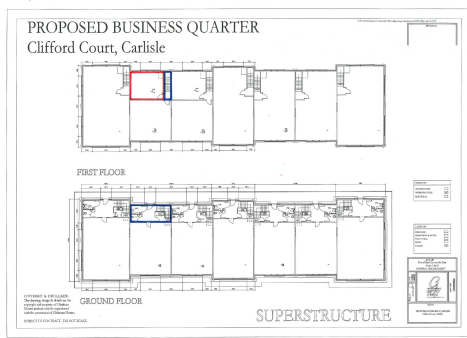
Please contact Walton Goodland.

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.

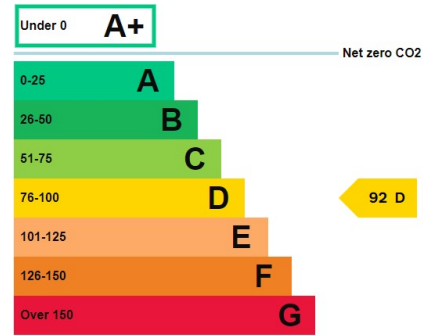
Walton Goodland. 10 Lowther Street, Carlisle CA3 8DA T: 01228 514199 F: 01228 594303
agency@walgoodland.com www.walgoodland.com





Energy rating and score

This property's current energy rating is D.



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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