WALTON GOODLAND
Chartered Surveyors

TO LET

T: 01228 514199
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425 Sq. ft. (39 Sq. m.) / **£5,500 per annum**

Unit E, Moorhouse Courtyard, Warwick-on-Eden, Carlisle

Cumbria, CA4 8PA

Detached Office within traditional converted farm buildings with attractive countryside outlook.

- Landlord responsible for external repair and maintenance.
- 3 private parking spaces with additional visitor parking available.
- Disabled WC facilities within the property.
- Located adjacent to A69 Newcastle-Carlisle trunk road and 2 miles from M6 (Junction 43)
- 1GB high speed broadband available

LOCATION

The offices are situated in an attractive rural setting at Warwick-on-Eden, just off the A69 Carlisle–Newcastle trunk road to the east of Carlisle. The location provides excellent accessibility, with the M6 motorway readily accessible via Junction 43.
The courtyard is surrounded by open countryside, providing a peaceful and appealing working environment. A network of footpaths extends from the property, offering direct access to surrounding woodland and the wider countryside.

DESCRIPTION

Unit E forms 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.

- 3 on-site car parking spaces are provided along with allocated visitor parking.
- The property is supplied with private accessible WC facilities.
- The boiler was replaced December 2023.
- The property is supplied with a functioning alarm system, fridge and microwave.

ACCOMMODATION

The property comprises the following approximate areas:-

Unit E - **425 Sq. ft. (39 Sq. m.)**
1x Disabled access WC and 1x WHB

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.

TENURE

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





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RENT

£5,500 per annum

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

USE

The property has been used as an office however other uses may be considered (subject to planning).

EPC

C-61

BUSINESS RATES

Unit C - £2,750

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.

VAT

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

VIEWINGS & CONTACT

All enquiries to Walton Goodland

T: 01228 514199 E: agency@waltongoodland.com