



**FOR
SALE**

Karlstad House

3 Merchants Drive, Parkhouse Business Park,
Carlisle, CA3 0JW

PRIME HIGH SPEC DETACHED MODERN OFFICE BUILDING
WITH ABUNDANT PARKING & EV CHARGING

WG

WALTON GOODLAND

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M6

JCT 40
M6 / M74

GATEWAY 44
RETAIL PARK

A7

A689
NORTHERN
BYPASS

M&S
NEXT

MCDONALD'S

COSTA

STARBUCKS
COFFEE

VAUXHALL

LEXUS

TOYOTA

HYUNDAI

VOLVO

ASDA

M74

KARLSTAD HOUSE
(SUBJECT PROPERTY)

Knights

SKODA

PARKHOUSE RD

Handelsbanken

CARLISLE BRASS

Lloyd



dpd

KINGMOOR PARK

CAPITA BUILDING

M74

PACIFIC HOUSE SERVICED OFFICES

Cumberland Building Society

PARKHOUSE BUSINESS PARK

Bendles Solutions

ATLANTIC HOUSE

BELL PARK KERRIDGE SOLUTIONS

KARLSTAD HOUSE (SUBJECT PROPERTY)

Handelsbanken

PARKHOUSE RD

Knights

4,500 sq ft high quality 'grade A' office space arranged over two floors with lift and EV parking in prime business park location at Junction 44, M6



KEY HIGHLIGHTS

- High quality detached two storey office building
- Completely refurbished to a high specification approx. 5 years ago
- Current owners have outgrown and relocated due to expansion of their business
- Excellent car parking with 24nr dedicated onsite spaces
- Includes 4nr EV charging points
- Immaculate condition with passenger lift access
- Fully accessible with level access to front
- Prominent established Business Park location adjacent A689 (northern by-pass) and M6/M74 motorways
- Adjacent to Handelsbank, Knights Solicitors and Cumberland Building Society HQ

LOCATION

The subject property occupies a prominent accessible position on Parkhouse Business Park one of the principal office and industrial locations on the northern edge of Carlisle adjacent to Junction 44 of the M6/M74 motorway network and A689 Carlisle northern by-pass.

The property is within easy walking distance of a large ASDA supermarket with Costa Coffee and Starbucks also nearby along with a mix of other commercial users including car dealerships, retail warehousing and trade related occupiers.

DESCRIPTION

The property extends to 4,500 sq ft being arranged over two floor levels providing a mix of open plan and compartmentalised office/meeting rooms. The building is of brick construction with aluminium and uPVC double glazed windows and feature glazed level entrance beneath a slate covered roof. The property was completely refurbished approx. 5 years ago inside and out at a substantial cost to provide high end accommodation with integral lift access.

Externally, there is parking for 24nr vehicles including 4nr EV charging points.

ACCOMMODATION

The property comprises the following approximate areas:

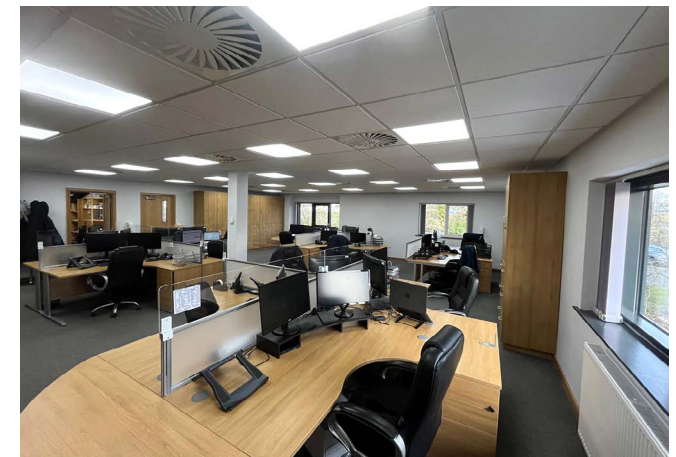
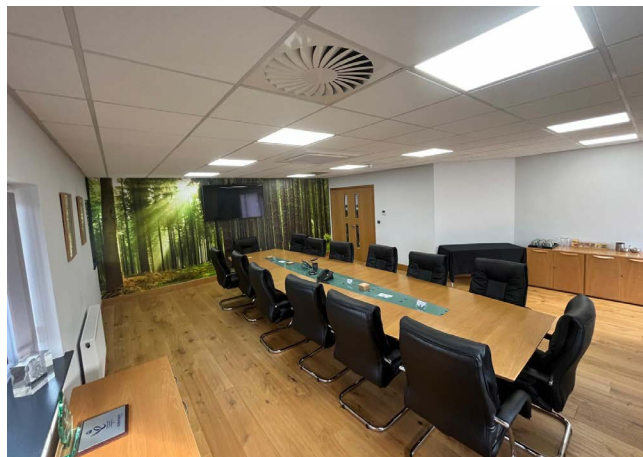
Ground Floor

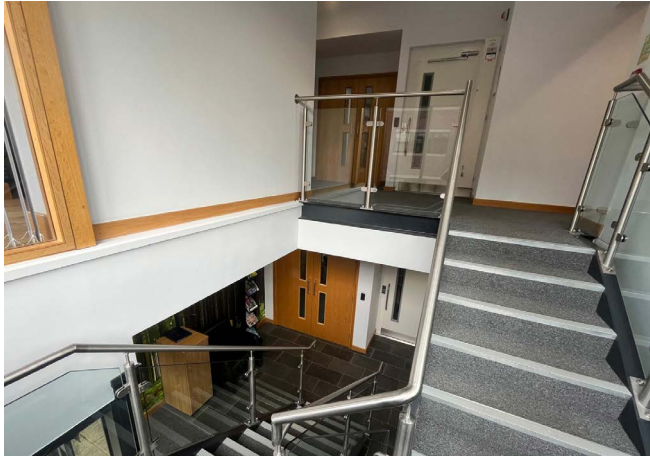
Offices - *Gross Internal Area (GIA)*: 225 m² (2,422 ft²)
Ladies/disabled toilet: 1wc & 1whb
Gents toilet: 1wc & 1whb

First Floor

Offices - *Gross Internal Area (GIA)*: 225 m² (2,422 ft²)
Ladies toilet: 1wc & 1whb
Gents toilet: 1wc & 1whb

Total GIA 450 m² (4,844 ft²)





SERVICES

All mains services are connected to the property; however, it is stressed that none of the services or associated plant has been tested.

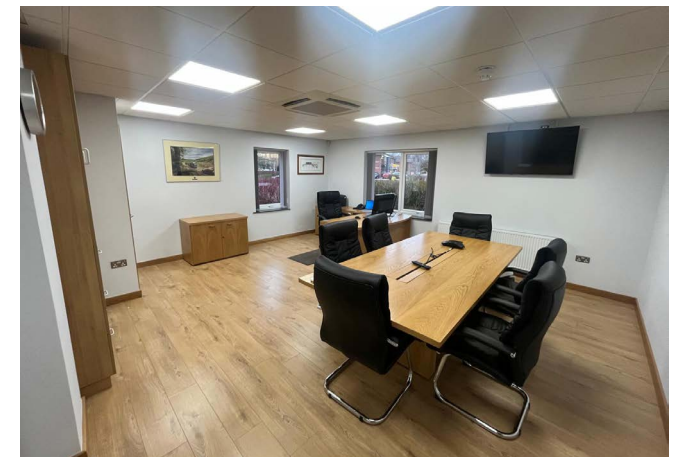
The property benefits from a passenger lift between ground and first floor levels as well as air conditioning (heat/cool) units serving the offices.

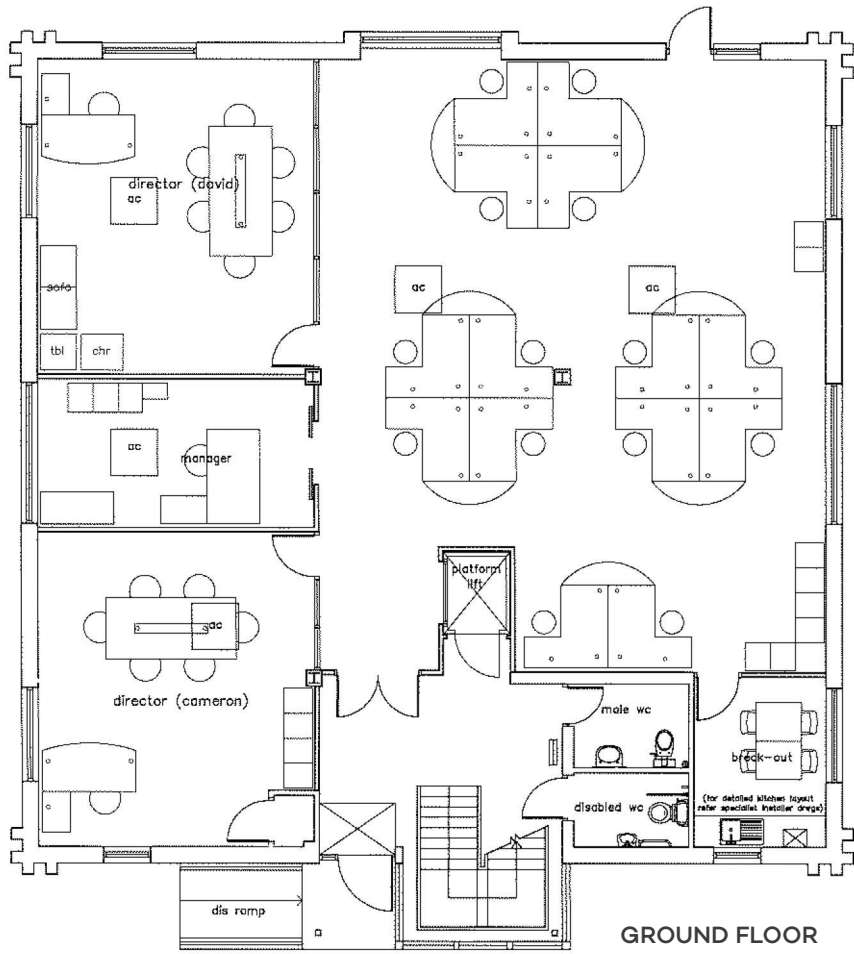
OPPORTUNITY

The property provides a ready made opportunity for an owner occupier to walk into the premises and immediately begin trading. The quoting price reflects the high quality of the fitout, lack of expenditure required by a purchaser and the abundant car parking spaces included in the sale.

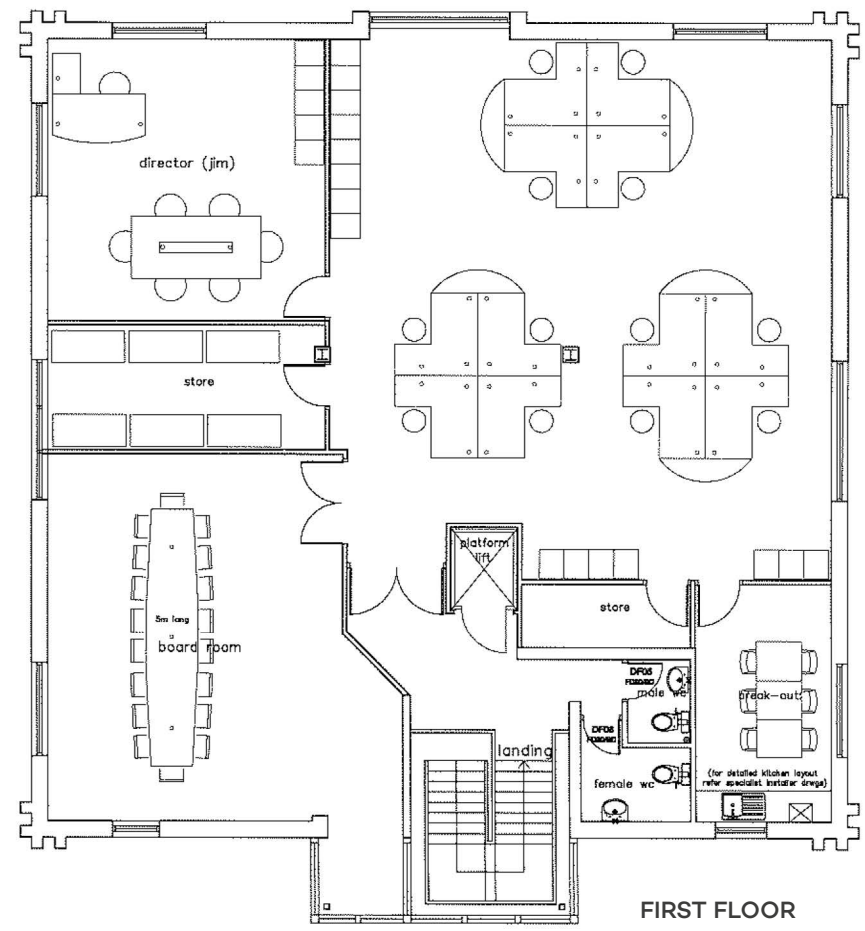
TENURE

The property is long leasehold being held for a term of 125 years from 2 July 1991 (91 years remaining unexpired) on full repairing and insuring terms at a passing ground rent of **£7,264.38 per annum**, reviewable every 5 years.





GROUND FLOOR



FIRST FLOOR

PRICE

Offers in the region of **£625,000** for the long leasehold interest with vacant possession.

PLANNING

The building lies within an established employment area. Other occupiers include solicitors, banking, estate agents, insurance brokers, financial advisors, accountants and the media.

The permitted use, under the terms of the long leasehold, is B1 (now part of Use Class 'E') which includes financial/professional, administrative, research and development and light industrial along with now more broader medical/health, retail and food uses. Use Class B2 is also permitted subject, to Landlord consent, covering general industrial uses.

Interested parties can enquire of Cumberland Council on www.cumberland.gov.uk or alternatively telephone: 0300 373 3730.

BUSINESS RATES

The Rateable Value of the subject property is **£41,500**. Interested parties should contact Cumberland Council on www.cumberland.gov.uk

VAT

Vat is payable in addition to the sale price.

EPC

The property benefits from an EPC Rating of C-53.

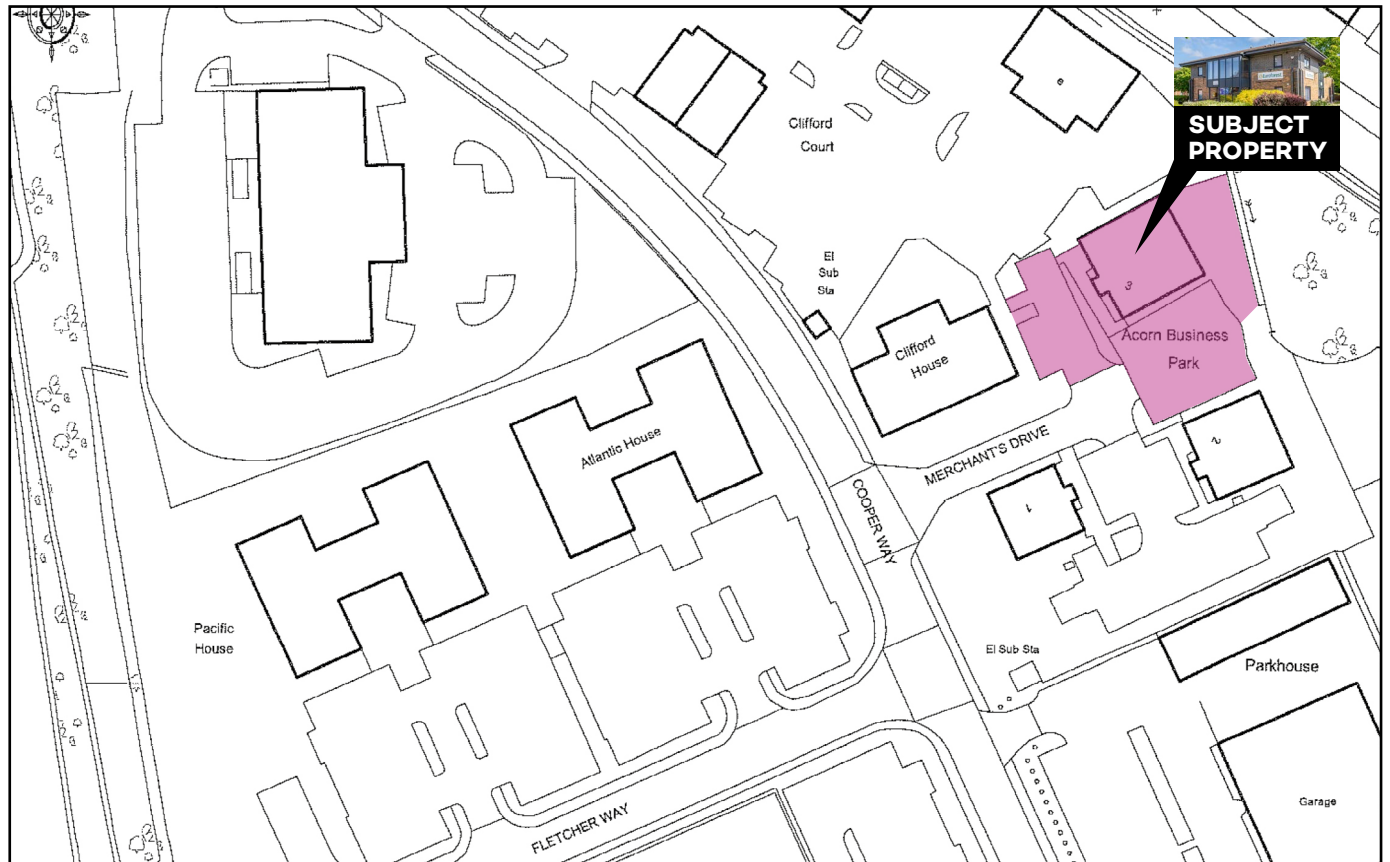
VIEWING & CONTACT

Please refer all enquiries to Stephen Sewell:

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