



WALTON
GOODLAND

Chartered Surveyors

TO LET

T: 01228 514199

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11,157 Sq. ft. (107 Sq. m.) / **£11,000 per annum**

A69



First Floor Office, Moorhouse Courtyard, Warwick-on-Eden, Carlisle Cumbria, CA4 8PA

First floor courtyard office within picturesque converted farm buildings.

- Located adjacent to A69 Newcastle-Carlisle trunk road and 2 miles from M6 (Junction 43)
- 1GB high speed broadband available
- Landlord responsible for external repair and maintenance.
- Rural location with attractive countryside outlook.
- 6 private parking spaces with additional visitor parking available.



LOCATION

The offices are located just off the A69 Carlisle - Newcastle trunk road to the East of Carlisle at Warwick-on-Eden, with easy access to the M6 via junction 43.

The courtyard is surrounded by open countryside and footpaths leading to woodland areas.

DESCRIPTION

The versatile first floor offices form 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.

The property also benefits from a stairlift, proving disabled access to the first floor.

6 on-site car parking spaces are provided along with allocated visitor parking.

ACCOMMODATION

The property comprises the following approximate areas:-

- Unit C
- First Floor office - **1,157 Sq. ft. (107 Sq. m.)**
- 1x 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. Cleaning of the common areas and windows is included within the rent.



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£ RENT

£11,000 per annum

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

🔑 TENURE

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

⚙️ USE

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

💡 EPC

C-74

💰 BUSINESS RATES

Unit C - £7,400 (2026 listing)

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