

# TO LET



Commercial/Office/570 sq ft (53 sq m)/£8,750 per annum (Rent inclusive of utilities, external service charge and buildings insurance.)

**6B Clifford Court, Parkhouse, Carlisle**

Cumbria, CA3 0JG

**Walton Goodland**

[agency@walgoodland.com](mailto:agency@walgoodland.com)

01228 514199 (Carolyn Hardy dealing)



## FIRST FLOOR OFFICE SUITE WITHIN MULTI-LET BUILDING

- 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 first floor office space within a multi-let building with allocated parking for 2 cars.

## ACCOMMODATION

### First Floor Offices

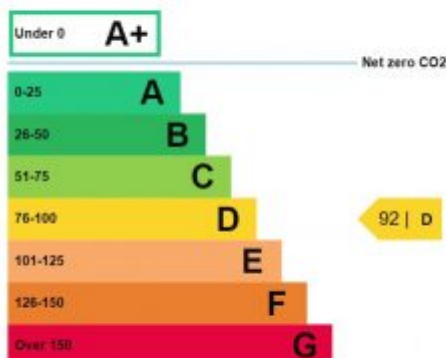
570 sq. ft. (53 sq. m.)

Toilets and kitchen/welfare facilities are shared with the ground-floor tenant (tenants arrange cleaning and maintenance of these common areas including fire alarm systems between themselves).

## ENERGY PERFORMANCE CERTIFICATE (EPC)

### Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## SERVICES

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

## RATEABLE VALUE

£5,200 (2017 listing)

£5,500 (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 as of 1 April 2017 if this is your only commercial premises then no business rates will be payable, subject to status.

## RENT

£8,750 per annum exclusive of business rates, VAT, phone and broadband connections.

Note: Utilities, service charge and buildings insurance are included in the rent.

## LEASE

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

## VAT

VAT is payable in addition to the rent.

## 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.

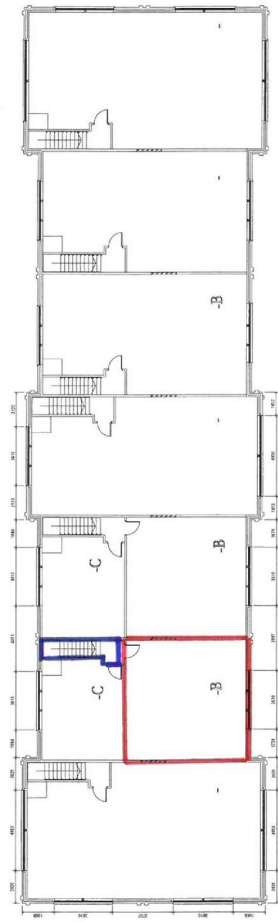
Walton Goodland, 10 Lowther Street, Carlisle CA3 8DA T: 01228 514199 F: 01228 594303  
agency@walgoodland.com www.walgoodland.com



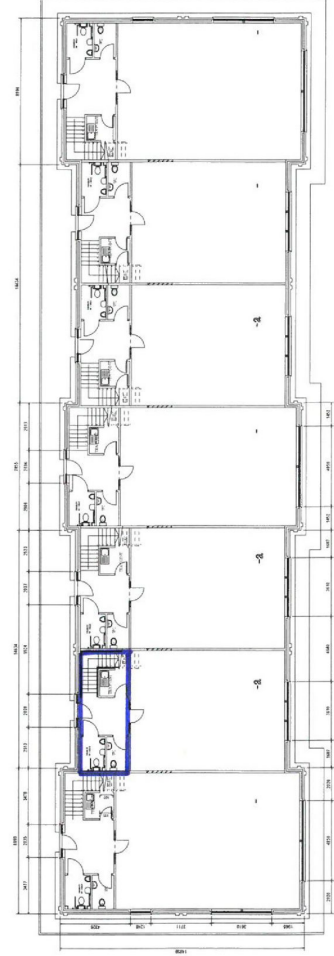
# PROPOSED BUSINESS QUARTER Clifford Court, Carlisle

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PLAN 2



FIRST FLOOR



GROUND FLOOR

SUPERSTRUCTURE

SECTION	8
SUBSTRUCTURE	8
MECHANICAL	8

SECTION	8
MECHANICAL	8
MECHANICAL	8
MECHANICAL	8
MECHANICAL	8

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 PROPOSED BUSINESS QUARTER  
 Clifford Court, Carlisle

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 SUBJECT TO CONTRACT - DO NOT SCALE.

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