

TO LET



Office/920 sq ft (85 sq m)/£14,000 per annum (Rent inclusive of utilities, external service charge and buildings insurance.)

10B Clifford Court, Parkhouse, Carlisle

Cumbria, CA3 0JG

Walton Goodland

agency@walgoodland.com

01228 514199



FIRST FLOOR OFFICE 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 4 cars.

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

ACCOMMODATION

FIRST FLOOR

Offices

920 sq ft (85 sq m)

Toilets and kitchen/welfare facilities are shared with the ground-floor tenant.

VIEWINGS

Please contact Walton Goodland.

SERVICES

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

RATEABLE VALUE

£8,300 (2017 listing)

£8,700 (2023 listing)

Interested parties should make their own enquiries of the Valuation Office Agency at 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.

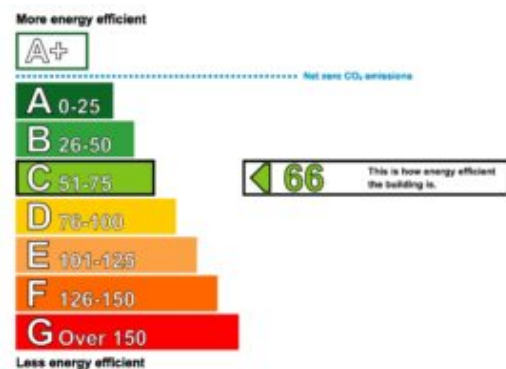
LEASE

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

VAT

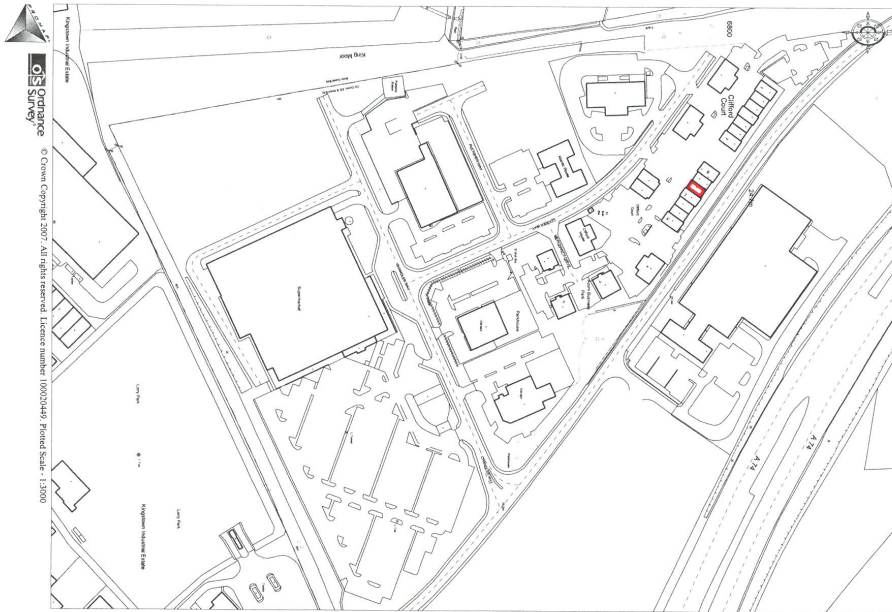
VAT is payable in addition to the rent.

ENERGY PERFORMANCE CERTIFICATE (EPC)



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.



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