

TO LET

Office/ 570 sq ft (53 sq m)/£9,250

Unit 13B, Clifford Court, Parkhouse,

Carlisle

Cumbria, CA3 0JG



Walton Goodland

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SELF CONTAINED OFFICE SPACE IN MODERN BUSINESS PARK LOCATION

- PRIME BUSINESS PARK LOCATION NORTH OF CARLISLE
- MODERN OFFICE WITH PARKING AVAILABLE ON SITE
- GREAT ACCESS TO ROAD NETWORKS (M6 J44/A7/A689)
- RENT INCLUSIVE OF ELECTRICITY/WATER, ESTATES SERVICE CHARGE AND BUILDING INSURANCE

DESCRIPTION

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

ACCOMMODATION

The property comprises the following approximate areas:-

First Floor

Open Plan Area – 249 sq ft (23 sq m)

Office 1 – 141 sq ft (13 sq m)

Office 2 – 122 sq ft (11 sq m)

Server/Store Room – 63 sq ft (6 sq m)

Shared toilets and kitchen facilities are available at ground floor level.

Please note: tenants arrange their own cleaning and maintenance of the internal common areas, splitting the costs between themselves.

SERVICES

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

The cost of these services is included within the rent.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of D85.

RATEABLE VALUE

Unit 13B – £5,500 (2023 listing)

Interested parties should make their own enquiries of the Valuation Office Agency at www.voa.gov.uk.

Please note: If this is your only commercial property and the rateable value is below £12,000, you may be entitled to business rates relief, subject to status.

RENT

£9,250 per annum exclusive of business rates, VAT, phone and broadband connections.

Note: Electricity, water/drainage, estates 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.

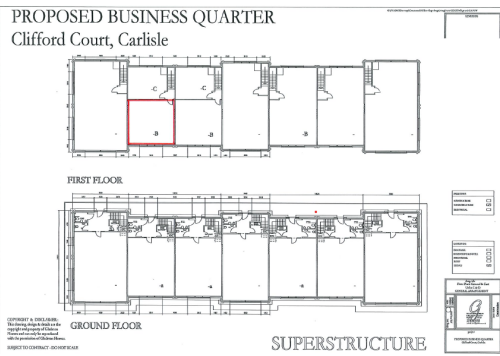
VIEWINGS

Please contact Walton Goodland.

No approach should be made to the tenants of the property.

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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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Unit 13 Clifford Court Clifton Way Carlisle CA3 8DA	Energy rating D	Valid until: 8 October 2029 Certificate number: 9227-3046-0319-0190-1601
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Property type: B1 Offices and Workshop businesses
 Total floor area: 183 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	29 B
If typical of the existing stock	86 D

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