

# TO LET

Office/Storage/2936 sq ft (273 sq m)/£18,000



**14 Stephenson Rd, Duranhill Industrial**

**Estate, Carlisle**

Carlisle, CA1 3NX

**Walton Goodland**

agency@walgoodland.com

01228 514199 (Carolyn Hardy and Wills Riddell dealing)



## 2-STOREY OFFICE SPACE WITH PROMINENT FRONTAGE LOCATED IN ESTABLISHED INDUSTRIAL ESTATE

- DEDICATED ON-SITE CAR PARKING TO THE FRONT OF THE PROPERTY
- ACCESSIBLE ROAD LINKS TO M6 (JUNCTION 43) AND A69.
- KITCHEN AND WC FACILITIES ON BOTH FLOORS
- OTHER OCCUPIERS OF DURRANHILL INCLUDE CUMBRIA POLICE HQ, CAVAGHAN & GREY, EDEN ROCK, WINDOW WORLD AND EDEN DENTAL PRACTICE AMONGST OTHER LOCAL/NATIONAL BUSINESSES

## DESCRIPTION

The property comprises a 2-storey building of brick construction. The interior is divided into offices in a variety of sizes. Kitchens and WC facilities are available on both floors. Externally, there is a fenced car parking area with space for approximately 10 vehicles.

## LOCATION

The property is located within the Duranhill Industrial Estate, approximately 1.5 miles southeast of Carlisle city centre.

The estate benefits from access to the nearby road major road networks, such as the A69 and M6 motorway, which provide access to Newcastle, Hexham, Penrith, and beyond. Carlisle railway station and other public transport links are approximately 1.1 miles from the property.

## SERVICES

All mains services are connected to the property.

The tenant will be responsible for the payment of all utilities.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of D82.

## RATEABLE VALUE

The property is to be reassessed upon completion of a new lease agreement.

## VAT

VAT is payable in addition to the rent.

## ACCOMMODATION

### GROUND FLOOR

Offices – 1189 sq ft (110 sq m)

Kitchen – 64 sq ft (6 sq m)

Ladies – 1 WC and 1 WHB

Gents – 1 WC and 1 WHB

### SECOND FLOOR

Offices – 1602 sq ft (149 sq m)

Kitchen – 62 sq ft (6 sq m)

Store – 20 sq ft (2 sq m)

Ladies – 1 WC and 1 WHB

Gents – 2 WC, 2 WHB and 1 Urinal.

## RENT

£18,000 per annum exclusive of business rates, VAT and all other outgoings.

## LEASE

A new lease for a term of years to be agreed on full repairing and insuring terms.

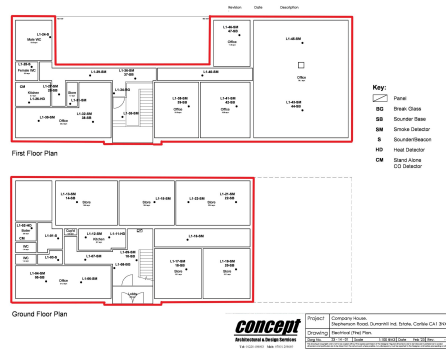
## VIEWINGS

Please contact Walton Goodland.

Strictly no approach should be made to the existing tenants.

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.



10/10/2023 4:09 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

**Energy performance certificate (EPC)**

<p>14 Stephenson Road Dunelm Industrial Estate CARLISLE CA1 3NQ</p>	<p>Energy rating</p> <p style="font-size: 2em; font-weight: bold;">D</p>	<p>Valid until: 2 August 2027</p> <p>Certificate number: 0000-3330-6333-2200-0004</p>
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Property type: B8 Storage or Distribution  
Total floor area: 1,263 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: 26 D

If typical of the existing stock: 77 D

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