

**Modern ground floor offices with parking
to let on a new lease
excellent location adjacent junction 44 of M6 motorway**

**Suite 12a
Clifford Court
Parkhouse Business Park
Carlisle
Cumbria
CA3 0JG**



Good quality office accommodation close to motorway

Carlisle is a regional centre in north Cumbria with a resident population of 85,000 but draws on a much wider catchment incorporating surrounding towns and villages. Carlisle serves as the dominant centre for Cumbria, south-west Scotland and the western end of the Tyne Valley and occupies a strategic location immediately adjacent to the M6 motorway with access from junctions 42, 43 & 44. In addition, the city lies on the London to Glasgow/Edinburgh railway line with a mainline station in the city centre.



Location

The available offices are situated on the Parkhouse Business Park immediately adjacent to Junction 44 of the M6 motorway, and, in turn the Carlisle northern development route offering good access to the surrounding area. Other occupiers in the immediate vicinity include Cumberland Building Society Headquarters, Lloyd Motor Group, Handelsbanken, ITV Border, Jelf, Bell Park Kerridge and, close by, is an Asda supermarket, M&S Simply Food, Kingstown Retail Park and a range of commercial occupiers. The property therefore offers excellent access to the M6 motorway and city centre.

Description

The property comprises a ground floor suite with glazed partitioned meeting room, within a 2-storey building with shared kitchen and wc facilities, together with designated car parking spaces on site. The property offers the following accommodation:-

Accommodation

Ground Floor net internal area 70.0 sq m (753 sq ft)

Shared ladies' and gents' (including accessible) wc facilities and shared kitchen

Terms

The property is available to let on the basis of a new 3-year lease on an effectively FRI basis.

Rent

A commencing rental of £8,500 per annum, exclusive of rates, service charge and VAT.

Rateable Value

We are advised that the property is assessed for rates as follows:-

Rateable value £6,800
UBR – 48.0p (2018/2019)

NB. Under the current business rate regime, it is likely that a qualifying occupier of the subject property would benefit from small business rate relief, meaning that zero rates would be payable. Further details available on request.

Service Charge

A service charge is levied to cover items such as maintenance, cleaning of common parts and insurance. The service charge for 2019 is anticipated to be approximately £1,500 per annum exclusive of VAT to include ALL occupier's costs such as electricity, heating and clearing of common parts. The landlord is prepared to cap the service charge for 3 years to provide certainty to a tenant.

EPC

The property has an energy performance asset rating of 'C'.

Legal Costs

Each party to be responsible for the payment of their own legal fees.

VAT

The property is registered for VAT and VAT is therefore payable on rent and other items under the terms of the lease.

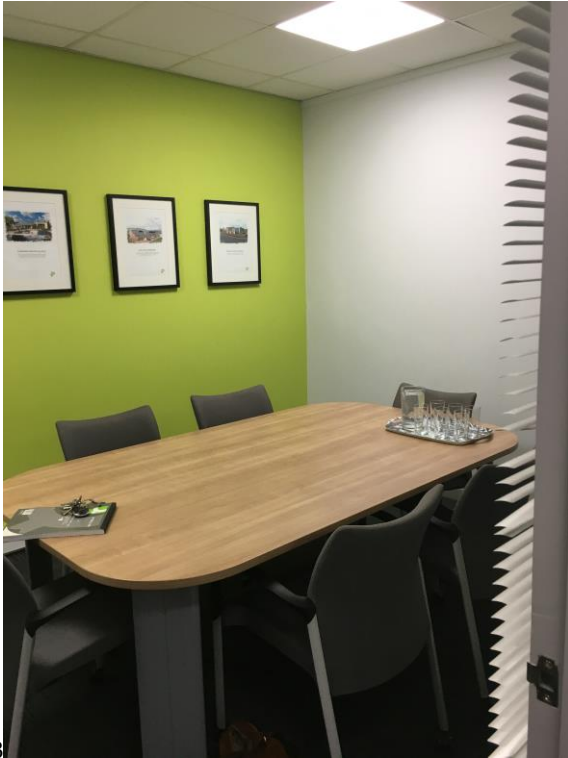
Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams dealing) or (kendal@peill.com) for viewings.

Notes: An employee of Peill and Company Ltd has a financial interest in the subject property.

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