

**Attractive business park office suite with car parking ready
for immediate occupation.
Rent inclusive of electricity and heating
To Let - £86 per week**

**First Floor Suite 12c Clifford Court
Parkhouse Business Park
Carlisle
Cumbria
CA3 0JG**



Superb location adjacent to junction 44 of M6 motorway with on-site car parking

Carlisle is the main regional centre for Cumbria, south west Scotland and the western end of the Tyne Valley and has a resident population of approximately 85,000 but draws on a much wider catchment incorporating surrounding towns and villages. Carlisle occupies a strategic location on the English/Scottish border and recent announcements of over £380m funding for the Borderlands Growth Deal is seeing significant cross border investment in the region. Carlisle has excellent communications links with access to the M6 motorway at junctions 42, 43, 44 and 45 and sits on the London to Glasgow/Edinburgh west coast main line with a station in the city centre.



Location

The subject property is situated on the Parkhouse Business Park where other occupiers include Border Television, Cumberland Building Society Headquarters, Handelsbanken, a range of professional firms, Asda Superstore, and main franchise motor dealerships including Volvo, Skoda, Lexus, Toyota, Seat and Vauxhall. The property lies immediately adjacent to Kingmoor Park, one of the regions largest industrial estates and there is further retail provision including an M&S Simply Food at the Kingstown Retail Park.

Description

The property comprises a first-floor single office suite to the front of the building with shared wc and kitchen facilities (on the ground floor). An adjoining office could be made available if additional space is required and further details are available on request.

Accommodation

First floor Offices		
Net internal area	35.4 (sq m)	381 (sq ft)

Terms

The property is available to let on the basis of a flexible 3-year lease, or an 'easy-in/easy-out' tenancy agreement maybe considered for a shorter length lease.

Rent

A commencing rental of £4,500 per annum inclusive of service charge (i.e. including heat, light, cleaning of common parts) but excluding rates, VAT and insurance.

Rating Assessment

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

Rateable value £3,050
UBR – 49.9p (2020/2021)

Applicants are advised to make their own enquiries of the local rating authority.

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

No service charge is payable, so the rental quoted above includes heat, light, and cleaning of common parts. There is a separate charge for buildings insurance.

Energy Performance Certificate

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

Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of a new lease.

VAT

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

Viewing

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

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Peill & Co Ltd on their behalf and for the sellers or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for guidance of any intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Peill & Co Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. All details, plans, maps and photographs are for identification only and are believed to be correct at the time of printing. Shop occupiers are subject to change.

Anti-money laundering

In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity. NB: An employee of Peill & Co Ltd has a financial interest in the subject property.

The availability of the property offers an ideal opportunity for somebody who has been working from home to have separate, professional premises but being very accessible to the M6 motorway, Carlisle, and the surrounding area.



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