

**Attractive office suite - ready for immediate occupation
Rent INCLUSIVE of electricity & heating**

To Let

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



**Superb location adjacent to J44 M6 motorway
– on site car parking**

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 premises comprise first floor offices, currently split into two offices but could be combined back into one suite if required. There are shared wc and kitchen facilities on the ground floor together with dedicated on site car parking.

Accommodation

First Floor Offices

Net Internal Area 53.14 sq m (572 sq ft)

Terms

The property is available to let on the basis of a flexible three-year lease or our clients would consider 'easy in/easy out' terms or a shorter length lease.

Rent

A commencing rental of £6,950 per annum **inclusive** of service charge (heat, light, cleaning of common parts), excluding rates, VAT and insurance.

Rating Assessment

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

Rateable value £5,300
UBR – 49.1p (2019/2020)

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 above **INCLUDES** electricity, 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 dealing), kendal@peill.com for viewings.

NB: An employee of Peill & Co Ltd has a financial interest in the subject property

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