

**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, Marsh, 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. Please note that an additional office of 29.45sq m (316 sq ft) could be made available immediately adjacent to this suite and further details are available on request.

Accommodation

First Floor Offices
Net Internal Area 53.14 sq m (572 sq ft)

NB: An additional office of 29.45 sq m (316 sq ft) could be made available in addition and further details are available on request.

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

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

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.

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

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



IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

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.



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

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

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.