

7559/BB

CARLISLE

GROUND FLOOR OFFICE

CLIFFORD COURT

UNIT 11 - BLOCK D

PARKHOUSE, KINGSTOWN CA3 0JG

TO LET



***** MODERN OFFICE BUILDING *****

***** USEABLE FLOOR AREA: 875 SQ FT (81.29 SQ M) *****

***** DEDICATED CAR PARKING *****

LOCATION

Carlisle is the chief administrative centre for Cumbria and south west Scotland, with a resident population of circa 80,000 but much wider catchment. The city pulls from the surrounding Cumbrian towns of Workington, Whitehaven and Penrith, as well as the Scottish borders towns and Dumfries. The nearest city hubs include Newcastle, 60 miles east, Glasgow, 100 miles north and Manchester 120 miles south, therefore Carlisle is well situated in the north west of England and lying immediately on the border with Scotland.

Clifford Court lies immediately off the M6 motorway at junction 44 within the Parkhouse area of Kingstown. The popular business park is home to a variety of accountants, solicitors, estate agents and The Cumberland Building Society, whose headquarters lie opposite.

For identification purposes only, the property is shown on the attached plans overleaf.

DESCRIPTION

The whole property briefly comprises a mid-terraced two storey building of traditional brick construction under a pitched tiled roof, providing modern office accommodation with additional shared staff kitchen, separate male and female toilets and DDA accessibility.

The ground floor is available **TO LET** on a new lease. The first floor is occupied by the property owners, Graves (Cumberland) Limited.

Car parking is available for the ground floor accommodation, providing 2 no. car parking spaces, one space by the front door and a second across from the bin store. Additionally, there is overflow parking available.

ACCOMMODATION/AREAS

Useable Floor Area 875 sq ft (81.29 sq m)

SERVICES

Mains water, electricity (single phase) and drainage are connected, and heating is provided by wall mounted electric heaters throughout.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset rating of D-80.



RATEABLE VALUE

The ground floor of the property is described as Offices and Premises with a 2023 List Rateable Value of £8,300.

The small business multiplier for the 2024/25 rate year is 49.9p. *100% Business Rates Relief is attainable for qualifying occupiers.*

TERMS

The floor is available **TO LET** on a new lease at a rent of **£1,000** per month exclusive.

COSTS

Each party will bear their own legal and professional costs incurred. Subject to covenant strength, a rental deposit may be required.

VAT

We understand the property is not elected for VAT and therefore no VAT is payable on the rent.

VIEWINGS

For further information or to arrange a viewing please contact the sole agent Carigiet Cowen.

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Details prepared

June 2024

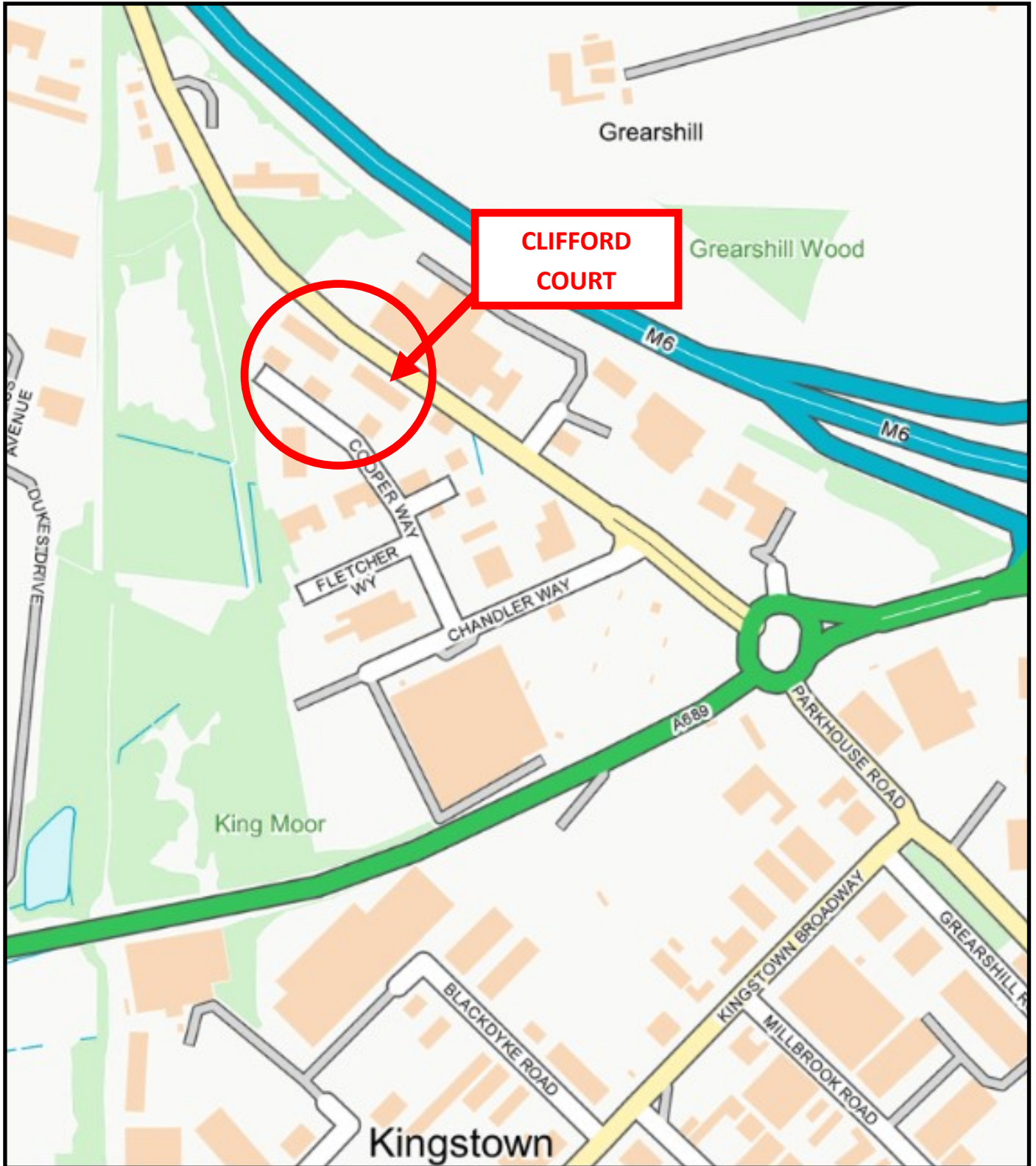


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HM Land Registry
Official copy of
title plan

Title number **CU220465**
Ordnance Survey map reference **NY3859NE**
Scale **1:1250**
Administrative area **Cumbria : Carlisle**



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