

7597/MB

TO LET/FOR SALE

Unit 9 Clifford Court Parkhouse Business Park Parkhouse, Carlisle CA3 0JG

- * Good Quality Modern Offices *
- * Excellent access to J44 of the M6 *
- * 1,680 Sq Ft (156.04 Sq M) *

LOCATION

Carlisle is the predominant population, commercial and administrative centre for Cumbria and a large part of south west Scotland, with a resident population of circa 108,000 but drawing on a much wider catchment.

Clifford Court is situated close to the M6 motorway at junction 44 within the Parkhouse area of Carlisle. This popular business park is home to a variety of accountants, solicitors, estate agents and The Cumberland Building Society HQ. Adjacent to the business park is an Asda Superstore, the recent Gateway 44 retail development and a range of car dealerships.

For identification purposes only, the property is shown outlined or circled red on the attached plans overleaf.

DESCRIPTION

Unit 9 is a good quality, modern office building built in 2005 with accommodation over two floors. Internally, the ground floor entrance foyer provides access to open plan office with 2 small interview/ meeting rooms, WCs and kitchen, with further open plan office to the first floor.

Externally, the unit benefits from 8 allocated car parking spaces, including 4 directly to the front and a further 4 on the estate car park.

ACCOMMODATION

Ground Floor:	71.22 sq m	(767 sq ft)
First Floor:	84.82 sq m	(913 sq ft)
Total Useable Area:	156.04 sq m	(1,680 sq ft)

SERVICES

Mains water, drainage and electricity are connected.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset rating of B-35.



RATEABLE VALUE

The Valuation Office Agency website describes Unit 9 as Offices and Premises with a 2023 List Rateable Value of £15,250. The National Non-Domestic Rate in the £ for the current 2024/2025 rate year is 49.9p.

TERMS

The property is available to let on a new full repairing and insuring lease, for a term of years to be agreed at a rent of **£17,750 per annum exclusive**.

Alternatively, the long leasehold interest, being the unexpired term of a 125 year ground lease from 27 July 2005, is available **for sale at £200,000**.

An estate service charge is levied by the long lease landlord for the upkeep of the communal external areas of the estate, the current service charge apportionment for Unit 9 is **£800.12**

VAT

Prices quoted are exclusive of VAT which will be charged in addition.

COSTS

Each party to bear their own legal costs involved in the transaction.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen. For further information please contact:-

Mike Beales

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Details Amended: August 2024



Carigiet Cowen Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that:

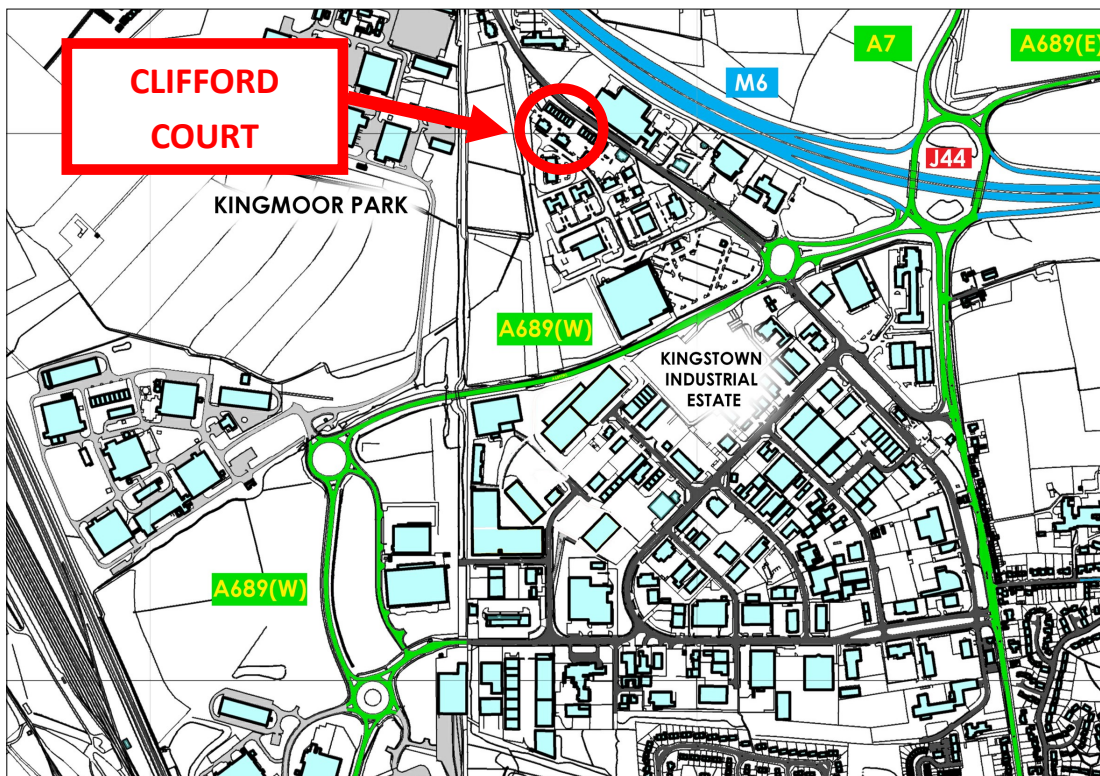
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Not to Scale. For Identification Purposes Only.



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