



WALTON
GOODLAND
Chartered Surveyors

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TO LET

1,407 Sq. ft. / **£11,995 per annum**

63 Millbrook Road, Carlisle

Cumbria, CA3 0EU

Self-contained office premises in a well-established commercial location offering flexible accommodation

- On-site car parking available.
- Good access to Carlisle city centre and the M6 motorway
- Suitable for a variety of office and business uses (subject to planning where required)
- Available to let
- Immediate availability (subject to contract)



LOCATION

63 Millbrook Road is situated within an established commercial area of Carlisle, providing convenient access to the city centre and the wider regional road network.

The property benefits from excellent connectivity to Junctions 42 and 43 of the M6 motorway, making it an accessible location for businesses serving Carlisle, Cumbria and the wider North West.

DESCRIPTION

The property comprises a self-contained office building providing well-presented accommodation arranged to offer a combination of open-plan and individual office space with perimeter trunking. The premises is suitable for a range of office occupiers seeking accommodation in an accessible location.

3 parking spaces are included with the property, with public on-road parking available opposite.

ACCOMMODATION

The property comprises the following approximate areas:-

Reception - 197 Sq. ft. (18 Sq. m.)

Small office - 99 Sq. ft. (9 Sq. m.)

Main office - 295 Sq. ft. (27 Sq. m.)

Rear office - 439 Sq. ft. (41 Sq. m.)

Rear prep area - 275 Sq. ft. (26 Sq. m.)

Staff Room - 103 Sq. ft. (10 Sq. m.)

Total - 1,407 Sq. ft. (130 Sq. m.)

2x WC and 2x WHB

SERVICES

Mains water, drainage, and electricity will be connected to the property. None of the services or associated plant has been tested.





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£ RENT

£11,995 per annum

All figures are exclusive of business rates, VAT and all other outgoings.

🔑 TENURE

A new lease on internal repairing and insuring terms to be agreed.

⚙️ USE

The premises are suitable for office and other uses falling within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended), subject to any necessary statutory consents.

💡 EPC

E101

💷 BUSINESS RATES

RV - £10,250

Interested parties should make their own enquiries of the Valuation Office Agency at www.voa.gov.uk.

% VAT

All prices are quoted exclusive of and are liable to VAT.

🔭 VIEWINGS & CONTACT

Viewings are strictly by appointment only and can be arranged through Walton Goodland