



TO LET

**UNIT GB CLIFFORD COURT
COOPER WAY
PARKHOUSE BUSINESS PARK
CARLISLE, CA3 0JG**

FIRST FLOOR OFFICE SUITE

DESCRIPTION

A suite of first floor modern open plan offices with staff and customer car parking directly outside the building. The front elevation has full height glazing providing good natural light.

SITUATION

The Parkhouse Business Estate is situated 3 miles North of Carlisle city centre just off Junction 44 of the M6 and Carlisle's Northern By Pass. The city is the regions major administrative and retail centre with a catchment population of about 80,000.

ACCOMMODTION

The accommodation benefits from electric night storage heating, double glazing, suspended ceilings, category 2 lighting, raised flooring, fitted carpets and security alarm.

First Floor Suite 114.2m²(1229ft²)

Share Entrance foyer, Kitchen & Toilet facilities.



RENT – £10,000 per annum.

RATEABLE VALUE

First Floor Suite – Currently £11,000, from April 2023 £11,500

(Qualifying occupiers will be entitled to 100% Business Rate Relief).

LEASE TERMS

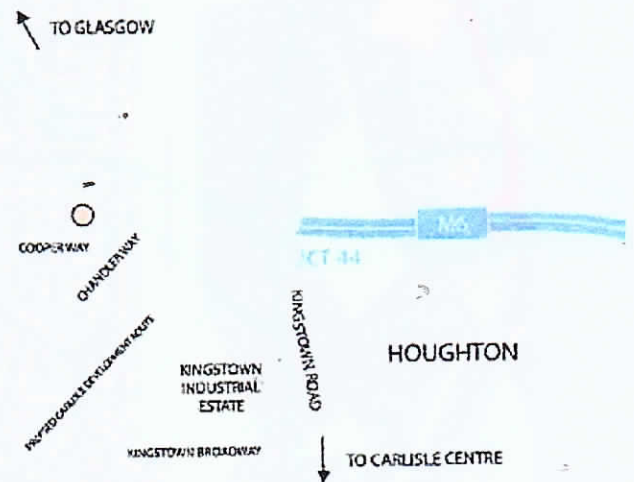
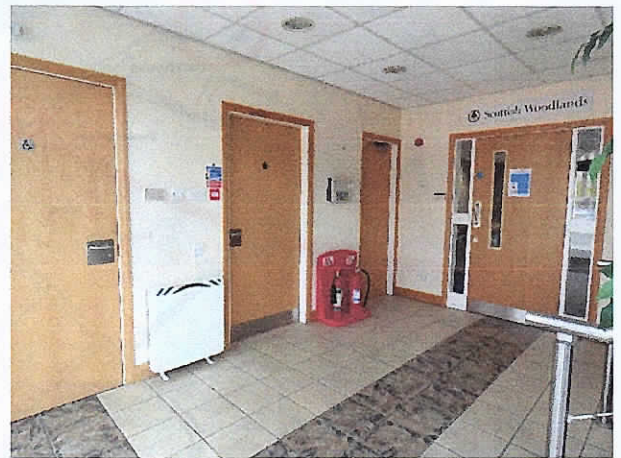
Available for a term to be agreed. Rents are payable quarterly in advance. There is a service charge to cover insurance, cleaning, external maintenance and repair. The tenants will be responsible for internal repair and decoration.

LEGAL COSTS

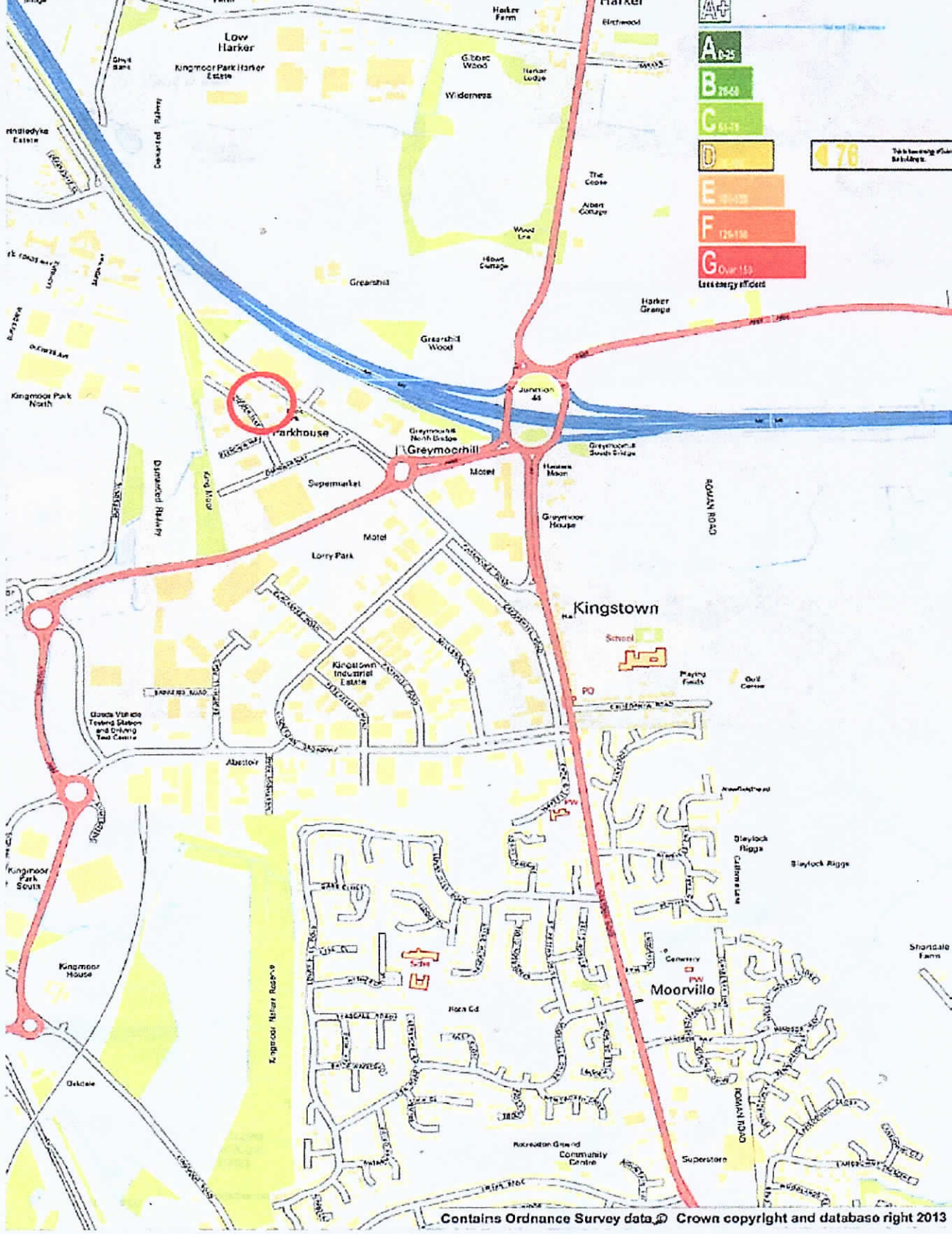
Each party to bear their own legal costs.

VIEWING

By appointment with the agent.



LOCATION PLAN (NTS)



Energy Performance Asset Rating

More energy efficient

A+	100-105
A	85-100
B	70-85
C	55-70
D	40-55
E	25-40
F	10-25
G	Over 10

Less energy efficient

476 Total Energy Score

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