

# Hyde Harrington

## MODERN OFFICE SUITES

## TO LET

### Clifford House, Parkhouse, Carlisle



- Three self-contained office suites.
- Business Park location near M6 Junction 44.
- Ground Floor 100m<sup>2</sup> (1,075ft<sup>2</sup>).
- First Floor (lift served) 150m<sup>2</sup> (1,615ft<sup>2</sup>).
- On-site designated car parking.

**Rents - Ground Floor £11,000 p.a.**

**First Floor £16,000 p.a. each.**

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# CLIFFORD HOUSE, CLIFFORD COURT, PARKHOUSE, CARLISLE, CA3 0JG

## Description

Clifford House was built in 2005 as part of the Gladman Development office scheme on Parkhouse. It is 3 storey and detached with its own parking area.

The building is of steel frame construction with brick and block cavity infill walls, having upvc double glazed windows, under a pitched concrete tiled roof.

The available suites are on part of the ground floor and the first floor which has been sub-divided to provide 2 suites. Each floor has male and female WCs and kitchen facilities.

## Location

The building is within the established business park of Parkhouse, which also contains Asda and several car showrooms as well as professional service businesses.

Parkhouse is 2.5 miles north of Carlisle City Centre, close to junction 44 of the M6 Motorway and the A689 north west city bypass.

## Accommodation

### Suite 1 (Ground Floor)

General Office and 3 separate offices.  
12.05m x 8.3m overall 100m<sup>2</sup> (1,075ft<sup>2</sup>).  
Parking for 4 vehicles.

### Suites 2 & 3 (First Floor)

General Office and 3 separate offices to each suite.  
12.05m x 12.5m 150m<sup>2</sup> (1,615ft<sup>2</sup>).  
Parking for 6 vehicles with each suite.

## Services

All mains services are laid on to the property, except gas. There is air conditioning and an 8 person passenger lift.

## Rateable Value

To be re-assessed following sub-division. The first floor is currently assessed as a whole at £31,500 based on £102.25/m<sup>2</sup>.

## Energy Performance Certificate

The building has an energy efficiency rating in B and C.

## Terms

The suites are available to let on new leases for a term of years to be agreed, subject to periodic rent reviews.

The tenant will be responsible for internal repairs and decoration to the demised area.

## VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated.

## Viewing

By arrangement only through  
Hyde Harrington. Tel: 01228 595600

Particulars prepared March 2017 10879

## IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property.
2. Plans are not to scale, are for guidance only and do not form part of any contract.
3. Services and any appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the vendor or Hyde Harrington.
5. Measurements are approximate and must not be relied upon. Maximum approximate room sizes are generally given, to the nearest 0.1 metre. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metre. For convenience, an approximate imperial equivalent is also given.
6. Only those items referred to in the text of these particulars are included.
7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.